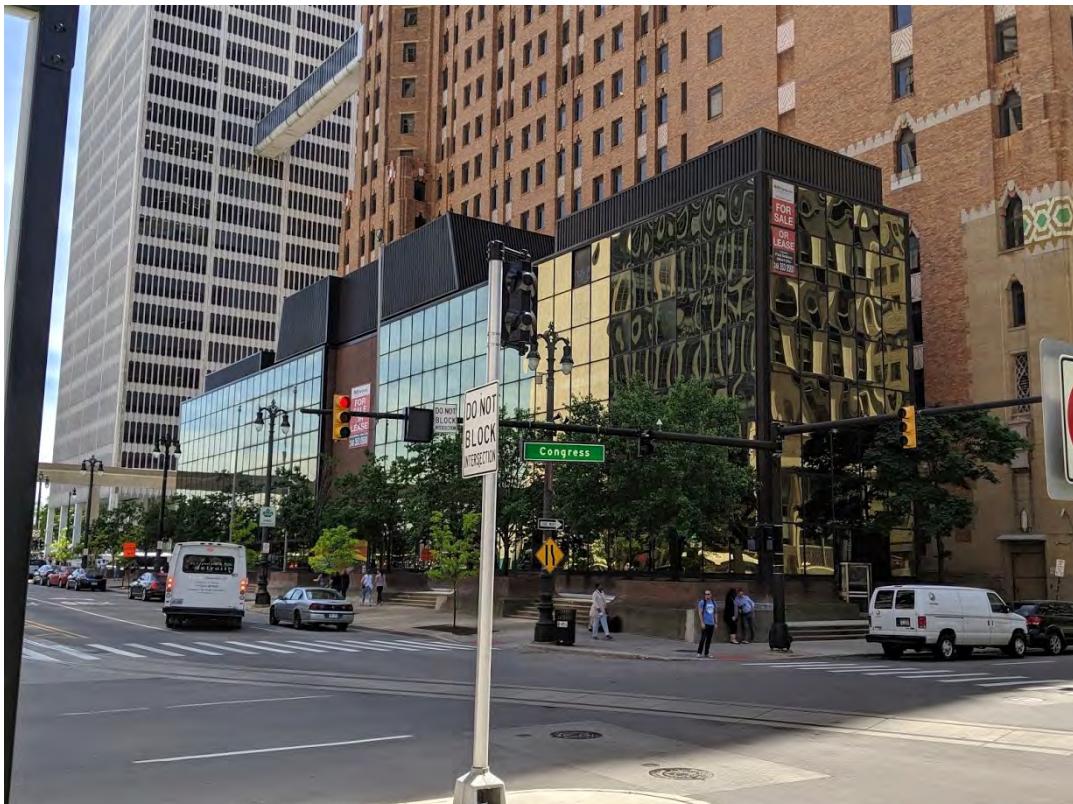


STAFF REPORT 06-26-2019 MEETING**PREPARED BY: G. LANDSBERG****APPLICATION NUMBER: 19-6299****ADDRESS: 511 WOODWARD****HISTORIC DISTRICT: DETROIT FINANCIAL****APPLICANT: MICHAEL LAWRENCE/YAMASAKI****DATE OF STAFF VISIT: 06-07-2019**

511 Woodward, View from Northeast. Staff photo, June 7, 2019.

PROPOSAL

The building at 511 Woodward is a 5-story office building with mirrored bronze glazing and brown brick accents constructed in the early 1970s. A narrow linear plaza and several tree planters, also executed in brown brick in a style typical of the era, provides a narrow public space along the front of the building. Rooftop mechanical enclosures are unusually large with respect to the small size of the building and appear to be shaped in an attempt to unify the composition of the building. The building occupies a prominent location on Woodward, mediating between Detroit's primary boulevard and the landmark Guardian Building immediately adjacent to the west.

The applicant is seeking the Commission's approval for the following scope:

- Removal of the existing curtain wall and replacing with a new curtain wall system with Low E butt glass.
- Addition of a 1'-6" deep screen wall over most of the building facade.
- Maintain the existing screen walls at roof.
- Addition of stair to cover floors 1 and 2 for the east end of the building.

- Development of the exterior plaza to lower the finish floor elevation to match the west end of the building along Congress. Plaza floor level and 1st floor of the building will match. Outdoor patio space to be activated from the tenant areas on the 1st floor.
- Provide 2 NANA walls at 1st floor plaza levels.
- Historical marker to remain on site and will be developed as an integral part of the site plan.
- Exterior controllable building lighting to be provided that will accent the building and accentuate the dramatic building wall screen.
- New building tenant signs will be designed in accordance with city code. Exact sign location will be developed with tenants. General sign location and size indicated on current building plans.
- Update building to meet current renovation building codes.
- Renovate back side of the building along the alleyway with paint. Existing gates to remain.
- Provide new building roof.

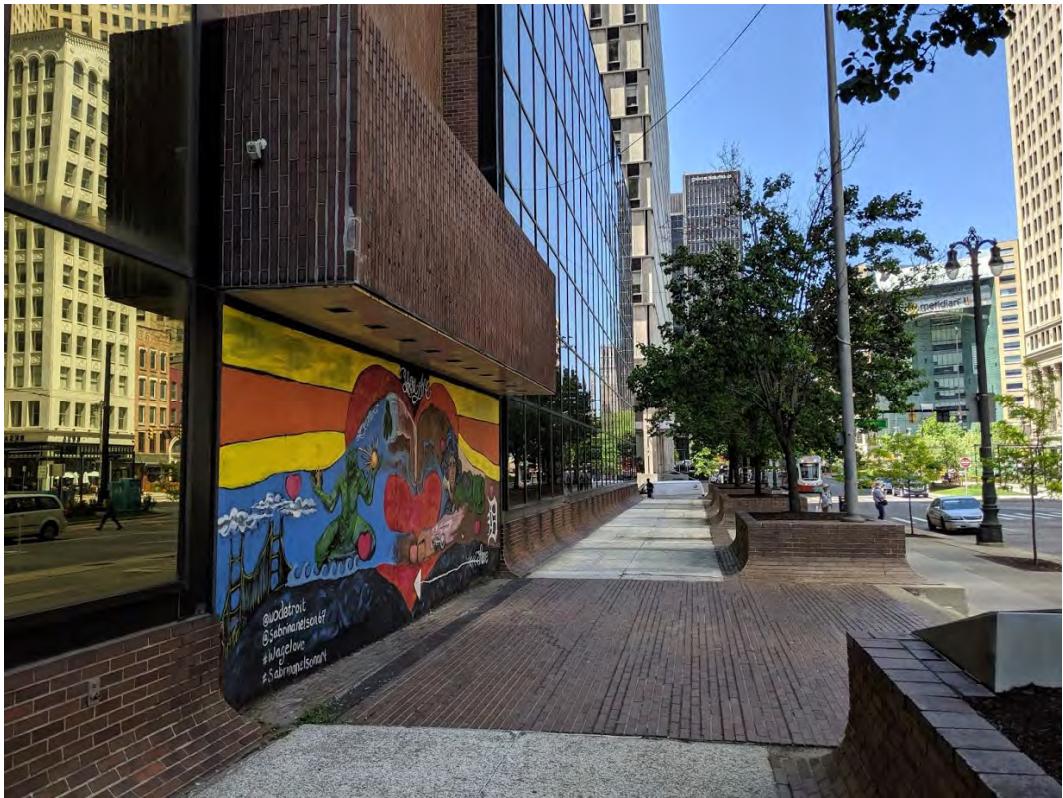
STAFF OBSERVATIONS

511 Woodward (also known as 501 Woodward) has been vacant for some time, including a period of public ownership. The building is specifically called out in the district's Elements of Design as a "non-contributing building," suggesting that the Commission should focus primarily on the appropriateness of the proposed exterior alterations with respect to the surrounding context, rather than the impact on the existing building.

The current building was erected in 1971-1972 for Detroit Federal Savings and Loan on a narrow parcel created after Woodward was widened in the 1960s. Ted Rosvoy Associates was the architect. The building has a suburban-themed, highly-reflective bronze glass curtain wall system which has suffered damage in several areas. Perhaps the site's most architecturally distinguished feature is the brick plaza, which is a fairly well developed execution of this Nixon-era typology, featuring a unified brown brick that extends down from the building walls, forms a horizontal surface, and then curves back up to form the walls of the planters, with special coping-sized bricks forming the top course absent a sill or cap. Despite being continuously open and accessible, the plaza sees little use. Large trees do survive in most of the planters, providing some shade and beauty to the streetscape.



Detail view of curtain wall proposed for replacement. Guardian Building visible above roofline. Staff photo.



Plaza view to north showing mural covering entrance and continuity of brick from building to planters. Staff photo.



View to southwest from Woodward sidewalk. Staff photo.

There is an existing State of Michigan historic marker awkwardly incorporated into the plaza. The marker was installed in 1972 at the same time as the plaza, and marks the installation of the first service by what later became Michigan Bell. The marker reads:

"On September 22, 1877, a Bell telephone was installed on this site in the drugstore operated by Frederick Stearns. An iron wire strung along rooftops connected the store with the Stearns laboratory a half-mile away at the foot of Fifth Street. This service, only eighteen months after Alexander Graham Bell patented his invention, was the first to be offered by the organization which eventually developed into the Michigan Bell Telephone Company. A placard in the store window invited the public to drop in every hour on the hour to speak over the amazing new devise. Other private lines followed, but it was a year before the first telephone exchange was constructed with fifteen or twenty subscribers on each party line."

The applicant states that the marker will be integrated within the new plaza. The building occupied by Stearns is obviously no longer extant on the site.



Historical marker on site. Staff photo.

Per the appended drawings and presentation, the applicant proposes to dramatically refashion the exterior envelope with a glass curtain wall system combined with a draped “parametric façade screen”, also referred to as a “shade wall” or a “screen wall,” taking cues from some of the mid-century context in the historic district. The material is described as “metallic toned panels” and would be selected from a small palette of neutral colors. In response to staff inquiry concerning several aspects of the proposed detailing, the applicant provided some additional detail regarding the strut connections between the screen wall and the glass curtain wall, which is also appended to this report. The applicant also described the screen wall as such:

“The updated building façade will complement the many design styles in the Detroit Financial District. The current glass curtain wall will be upgraded with patterned screen wall attached to the existing building structure. The

screen wall is being developed as a space frame structural component with elegant tubular components which will penetrate the new curtain wall at spandrel glass with attachment to the existing structural steel and concrete framing system. Screen wall, with chevron shaped, aluminum or FRP material elements will be attached to the space frame grid in a regular pattern. The overall system will allow light penetration into the build interior as well as vision out from the building interior. Select areas will allow unobstructed views from the building interior to Spirit Plaza and Campus Martius. In addition, the exterior wall system is being designed to allow for curtain wall maintenance and cleaning between the glass and screen. The wall system will be highlighted with dimmable exterior lighting for provide a soft elegant building evening experience.”

It is staff's opinion that the detailing of the screen wall or parametric drapery has not been fully presented and/or developed and thus would require later follow-up at the staff level (minimally) if approved in concept, with some guidance on expectations from HDC. Particularly of interest would be the edge conditions and the size, nature, materiality, and inter-connections of the screen's constituent elements. The potential choice of fiber-reinforced plastic (FRP) per applicant's statement above is questioned for both appropriateness within the district and long-term viability and durability. The incorporation of lighting into the exterior envelope is also unclear, but could be tracked by staff should the Commission reach a conceptual understanding with the applicant.

ELEMENTS OF DESIGN

(1) *Height.* The thirty-six (36) buildings in the district range in height from two (2) to forty-seven (47) stories tall; the average being twelve (12) stories tall. The row of four (4) to five (5) story Victorian buildings on the east side of Woodward Avenue is sandwiched between single, taller buildings on each of its two (2) corners. The prominent skyline-defining buildings on Griswold Street range in height from eighteen (18) to forty-seven (47) stories tall; buildings in the blocks between Shelby Street and Washington Boulevard are ten (10) or fewer stories, with the exception of the Detroit Bank and Trust Tower at 211 West Fort Street, which is twenty-eight (28) stories. In general, there is little uniformity of building heights within the district.

(2) *Proportion of building's front façade.* The proportions of individual front façades vary greatly within the district. Buildings over ten (10) stories tall are significantly taller than wide, and are usually located on corners of blocks or occupy their entire block. Most other buildings in the district are also taller than wide, with notable exceptions of several buildings facing Fort Street, the Detroit Fire Department Headquarters at 250 East Larned Avenue, and a few smaller buildings on Shelby Street, which are wider than tall or proportionally neutral. **The non-contributing building at 501 Woodward Avenue** and the building at 611 Woodward Avenue are significantly wider than tall. Buildings with front-facing light courts, such as the Dime Building at 719 Griswold Street, appear to have two tall tower projecting upward from a single, multi-story base. The façades of the neoclassical style First National Building at 660 Woodward Avenue follow the irregular footprint of its site, and because of its substantial height, provide a backdrop to the small-scaled buildings adjacent to it on Woodward Avenue. Skyscraper buildings of the Art Deco style have multiple setbacks in their wall surfaces as the buildings rise, with faceted and decorative results. The Detroit Free Press Building at 321 West Lafayette Boulevard is composed of a center tower with two lower wings, neutralizing its proportions. Tall buildings of the International style tend to rise as a single slab. Where buildings that are individually taller than wide either share a party wall or abut each other, they may collectively form a row that is wider than tall, particularly on the east side of Woodward Avenue.

(3) *Proportion of openings within the façades.* The buildings within the Historic Detroit Financial District are each composed of approximately thirty-five (35) percent o sixty (60) percent openings in their front façades. Shapes and sizes of openings generally depend on the style and age of the buildings. Entrances are often centered prominently on the front façades, with revolving doors set back in an arched, covered area of portico. Large openings above the entrance openings, ground floors, and mezzanine levels in the base of the buildings frequently contain subdivided windows rising up through multiple stories. Plate glass storefront and display windows on the ground floors of commercial buildings are commonplace. Above the ornate bases of Neoclassical and Art Deco buildings and simpler Victorian buildings are rows of doublehung sash windows that

are twice as tall as wide and are often arranged in pairs or triples, sometimes divided vertically by spandrels. Subdivided glazing is often situated within large, ornate arched, square or rectangular openings in the attic stories. Replacement windows that are fitted to existing openings are common in the district. Some International style buildings with curtain wall construction feature undivided faces of fixed pane glass, or individualized treatments, such as hexagonal shaped window glass in precast concrete frames of One Woodward Avenue.

(4) *Rhythm of solids to voids in the front façades.* Most buildings in the district are of steel-frame construction, which creates a structure for which windows are inserted in a regular arrangement of columns and rows between the base floor and the attic. The regular rhythm of windows arranged one over the other in a grid pattern prevails throughout the district. The base and attic stories of buildings are varied in architectural treatment, but may feature regular rhythms of arched, square or rectangular openings on first and attic stories. The Detroit Fire Department Headquarters at 250 West Larned Street features double firehouse doors within arcaded openings on its Washington Boulevard and West Larned Street Façades. The International style building at 611 Woodward Avenue features a checkerboard pattern of window placement, while the Federal Reserve Bank Annex at 160 West Fort Street features alternating horizontal bands of glass and marble panels supported by a stainless steel grid above its all-glass tall first story. In general, the district displays a variety of regularly arranged fenestration patterns.

(5) *Rhythm of spacing of buildings on streets.* Rhythm of spacing on streets is generally determined by setbacks from the side lot lines. Buildings consistently abut each other throughout the district; public rights-of-ways separates stretches of adjacent buildings when they occupy partial or entire blocks. Where there are parking lots as a result of building demolition, the original rhythm is broken.

(6) *Rhythm of entrances and/or porch projections.* Most primary entrances are prominently centered on their front façades, especially on the classically derived buildings, and are commonly recessed within single or multiple ornamental openings. Some buildings have colonnades or monumental porticos, with their entrances set behind. International style buildings often have entire base stories recessed behind a colonnade of piers. The Guardian Building at 500 Griswold Street has its main entrance at its northwest corner, and Victorian commercial buildings along Woodward tend to have entrances to the sides of storefronts. Some corner buildings have corner entrances. Most entrances are at grade, with the exceptions of the buildings at 611 Woodward Avenue and the west elevation of 211 West Fort Street, which each feature a set of steps that rise with the slope of their sites, and United States District Court at 231 West Lafayette Boulevard, which sits on a high basement and has steps leading to its main entrance.

(7) *Relationship of materials.* A great variety of building materials exist throughout the district, with concentrations of finished, pressed or glazed brick, limestone, Mankato stone, terra cotta, marble; cast and porcelain enamel and glass facing primary façades. Base stories are commonly faced or partially faced in granite,. Materials utilized for window surrounds and frames are cast concrete, steel, aluminum, bronze and wood. Architectural embellishments tend to be in cast and carved stone, glazed terra cotta, Pewabic tile, and red sandstone. Common brick appears on side elevations that were not intended to be visible. Bronze grills, metal fire escapes, and aluminum and steel framing elements are also visible. In general, the district is rich in its varieties and relationships of materials.

(8) *Relationship of textures.* The smooth surfaces of glazed or painted brick, glazed terra cotta, polished marble, polished granite, and large expanses of glass contrast with the matte finishes of limestone and unpainted brick with mortar joints. Where the basis of buildings are rusticated, they contrast with the smoother wall surfaces above. Repetitive pilasters and ornamental detail in masonry, terra cotta or metal, primarily on belt courses and cornices, and the fluting of columns, contribute significantly to textural interest. Subdivided window sashes and treatments also contribute to textural interest, as do receding windows and wall planes, resulting in textural effects created by light and shade. Where those International style buildings have glass basis, a smooth, transparent textural effect results. In general, the district is extremely rich in textural relationships.

(9) *Relationship of colors.* Major materials or light colors, such as beige, white, and cream, dominate the district. The natural brick colors of red, orange, and buff are also contrasted with beige or light gray trim elements and details. Painted brick, where it exists on the east side of Woodward Avenue, is in dark red and cream. Granite bases, where they exist, are black, red or gray. Window surrounds and sashes are shades of green, black, cream or white. Window and curtain wall glass is either colorless or tinted in shades of light green, black or gray. Stainless steel and aluminum are silver in tone; grills and grates are green or black. The Guardian Building at 501 Griswold Street is a historic landmark featuring orange brick and colored tile light poles tend to be deep green, black or gray. Fire escapes, where they exist, are generally painted black. The original colors of any building;, as determined by professional analysis, are always acceptable for that building and may provide guidance for similar buildings.

(10) *Relationship of architectural details.* The styles of the buildings comprising the Historic Detroit Financial District range from Victorian commercial to International style; their architectural elements and details relate to their styles. Entrance bays, architraves, base stories, window frames, spandrels and cornices or attics are areas of the façades where architectural detail is concentrated. The small scale Victorian commercial buildings, concentrated on the east side of Woodward, have modified storefronts on their first floors and have lost their cornices and window hoods, greatly simplifying their original appearance. Approximately half of the buildings in the district are derived from classical styles, with an abundance of Neoclassical style buildings, a style well suited to judicial and financial institutions. Those classically inspired buildings are articulated as a base (bottom), shaft (midsection) and attic (top). The base, often multi-storied, is heavily ornamented around the main entrance with columns, arches, and architectural sculpture. Several buildings have rusticated stone bases, and some display colossal porticos. The shafts contain regular fenestration with ornamented spandrels, and their attics, including their cornices, are heavily ornamented. Art Deco commercial buildings are concentrated on Griswold Street, and in addition to their embellished entrances, feature setbacks at upper floor levels that are embellished, resulting in dramatic silhouettes that are part of their design. These Art Deco buildings also exhibit decorative tile work, mosaics, and large-scale architectural sculpture. International style buildings of the 1950s and early 1960s are concentrated on the east side of Woodward Avenue through to Griswold Street, and intermingled with classically inspired buildings on West Fort Street. They feature transparent first stories of glass that are visible to the interior, and are set in back of piers supporting the upper stories. Flagpole basis, lighting, and street names integrated with the larger buildings are treated decoratively. In general, the architectural detail on buildings in the district is very rich.

(11) *Relationship of roof shapes.* All of the buildings have flat roofs that cannot be seen from the ground. Utility penthouses and/or equipment enclosures are sometimes visible above the roofline, and are sometimes ornamentally treated.

(12) *Walls of continuity.* Walls of continuity within the district are primarily created by the adjacent buildings with uniform elements, such as setbacks, materials, and styles. Except where broken by vacant lots, the district has a very high degree of continuity. Secondary wall of continuity are created by evenly spaced lighting fixtures, sidewalks and rows of trees along the sidewalks.

(13) *Relationship of significant landscape features and surface treatments.* Throughout the district, sidewalks are concrete and roadbeds are asphalt, with the primary exception of brick-paved areas around Campus Martius at the northeast corner of the district. Street furniture is abundant throughout the district; planter boxes for trees are positioned along the public sidewalk on the west side of Woodward Avenue and the north side of West Fort Street, and in-ground trees line the east side of Griswold Street within stylized metal grates reflecting the geometric designs of the Guardian Building at 500 Griswold Street. Wall-mounted lighting fixtures are often integrated with the designs of the buildings and are situated at the tops of first story pilasters to illuminate the pedestrian way. Also sometimes integrated with the taller buildings is lighting at the upper extremities that identify the buildings from afar, such as the flashing red globe of the Penobscot Building at 645 Griswold Street, the reproduction street lighting along Woodward Avenue consists of a tall steel ornamental, fluted pole carrying a double pendent and lanterns. On Griswold Street, the lighting consists of old metal fluted poles with more

recent lanterns. Old ornamental poles exist along Washington Boulevard south of Michigan Avenue; the modern steel pole mounted variety is seen elsewhere. Some buildings have modern spotlights attached to light posts directed at their façade. Slender black, metal kiosks with directional information and a map are strategically placed at some prominent corners. Surface parking lots are few and provide intrusions to the otherwise dense concentration of buildings where they exist. Concrete columns supporting the Detroit People Mover are situated in the public rights-of-way on West Larned Street as well as Cass Avenue. A bronze sculpture is positioned at the plaza in front of 1 Woodward Avenue; another is positioned at the extreme southeast boundary of the district at Woodward Avenue and Jefferson Avenue; another is positioned in the space between 211 and 201 West Fort Street. A plaza with raised planting beds exists in front of the Annex of the Federal Reserve Bank at 160 West Fort Street. The curbed, landscaped median on Woodward Avenue identifies the roadway as Detroit's major thoroughfare.

(14) *Relationship of open space to structures.* In general, the financial district is densely built-up; open space results from interruptions by public streets and alleys, and by a few intrusive surface parking lots. Awnings and canopies commonly extend into the public rights of way throughout the district. Signage bearing the name of the businesses of the Victorian buildings on the east side of Woodward Avenue is situated in a frieze above the first story. Elsewhere in the district the historic name of the building is commonly integrated with its original design while the names of current occupants are displayed on vertically oriented signs hanging at the corners of the buildings above the first story. The building at 611 Woodward Avenue bears its name of the roof penthouse screen. Skywalks connect buildings when their ownership is or was related, connecting One Woodward Avenue with 500 Woodward Avenue, commonly known as the Guardian Building; 151 West Fort Street, commonly known as the State Savings Bank Building, with 607 West Shelby Street; and 201 West Fort Street with 211 West Fort Street. Wheelchair ramps provide access to an entrance on the Larned Street elevation of the Detroit Fire Department Headquarters at 250 West Larned Street and to an entrance on the Lafayette Boulevard elevation of the Federal Courthouse at 231 West Lafayette Boulevard.

(15) *Scale of façades and façade elements.* The façades range from small in scale to monumental. Small-and-medium scaled buildings that contribute to the continuous streetscapes contrast with the large scale of skyscrapers that define Detroit's skyline. Elements and details are often monumental, such as porticos, colonnades, architectural sculpture, and large openings, and are meant to provide a grand presence when seen from upfront and afar.

(16) *Directional expression of front elevation.* The directional expression of individual front façades varies throughout the district, but generally, the expression of buildings on Woodward Avenue tends to be horizontal, with the exception of One Woodward Avenue and the First National Bank Building at 660 Woodward Avenue, which are vertical. On Griswold Street, where several prominent Art Deco skyscrapers exist, the overall directional expression is vertical. However, where buildings share party walls or one another, or are separated by narrow alleyways, the horizontal, or pedestrian, nature of the streetscapes is emphasized.

(17) *Rhythm of Building Setbacks.* Most buildings occupy their entire building parcels, resulting in uniformity of building setbacks. On the west side of Woodward Avenue, the buildings are set back, allowing for a generous public sidewalk with amenities. The Detroit Fire Department Headquarters at 250 West Larned Street is set back slightly on its two visible elevations to allow the fire trucks space to exit. Wherever a newer building is connected to an older building, particularly on West Fort Street, the newer International style buildings are set back and landscaped plazas are created.

(18) *Relationship of lot coverages.* Lot coverage by the buildings in the district is generally one hundred (100) percent), as the vast majority of buildings occupy their entire lots. In the cases where a public outdoor amenity exists, its features are integrated with the design of the building.

(19) *Degree of complexity within the facades.* The district contains façades with various degrees of complexity, depending on style. The Victorian commercial and Neoclassical buildings are straightforward in their massing, fenestration, and architectural detail. The Art Deco skyscrapers appear more complex in their details and ornamentation, but especially in their massing as the setbacks of the upper stories display different massing and heightened detail. Modern buildings may appear straightforward in their design but are complex in their geometric forms, use of materials, and subtle detail.

(20) *Orientation, vistas, overviews.* The Historic Detroit Financial District is a densely built up district of commercial and governmental buildings in Detroit's Central Business District on lower Woodward Avenue and west of Woodward Avenue. Its proximity to Detroit's Civic Center, the Detroit River, the Washington Boulevard and Capitol Park Historic Districts, Cadillac Square, and Campus Martius provide dramatic views and vistas. Detroit's skyline is composed of the silhouettes of the tallest buildings in the district, while West Congress Street provides a cavernous quality to a relatively narrow street.

(21) *Symmetric or asymmetric appearance.* While individual buildings display a high degree of symmetry in their major façades, the district on the whole is diverse in its array of quality building designs.

(22) *General environmental character.* The Historic Detroit Financial District consists of a dense cluster of major, architect-designed commercial buildings in an eight-block, grid-plan section of downtown Detroit just north of Hart Plaza and the Detroit River. Its historical importance is emphasized by its number of iconic buildings that make up Detroit's skyline, and its smaller buildings that result in a walkable downtown. The Detroit Department of Transportation-operated bus system and the People Mover provide transportation in and around the district providing ease of access to major sporting events, conventions, and restaurants, in addition to the historic buildings that are destination in and of themselves.

RECOMMENDATION

Staff recommends that the Commission finds the proposed exterior alterations to be appropriate, as they appear to meet the Secretary of the Interior's Standards for Rehabilitation, Standard Number 9:

- *9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the historic property and its environment.*

However, staff recommends that the Commission approve this project with the following conditions:

- Design development or construction drawings showing additional detail
- Resolution of perimeter and edge conditions
- Assembly and interconnections of constituent elements, including fasteners
- Locations and nature of lighting proposed

And that staff be afforded the opportunity to review and approve the final construction documents.

June 12, 2019

Project: 511 Woodward Building Renovation
511 Woodward Ave.
Detroit, MI

Proposal:

The 511 Woodward Building is an existing 4 story, 30,000 sf, glass and brick structure built in 1972 located at Congress and Woodward. The building is adjacent to Spirit Plaza and the main departure node of the Q Line. The building will be renovated to make a dramatic statement in downtown Detroit while providing exciting new lease space within the Financial District of Detroit.

511 Woodward is an existing building with screened mechanical units that serve both the 511 Woodward building and the adjacent Guardian Building. The existing screening and mechanical units are to remain on the building. Building designs in the district are of many different design styles and rhythms. The renovated 511 Woodward building will build upon rhythm and allow curtain wall glass elements to project through on the facade.

The updated building façade will complement the many design styles in the Detroit Financial District. The current glass curtain wall will be upgraded with patterned screen wall attached to the existing building structure. The screen wall is being developed as a space frame structural component with elegant tubular components which will penetrate the new curtain wall at spandrel glass with attachment to the existing structural steel and concrete framing system. Screen wall, with chevron shaped, aluminum or FRP material elements will be attached to the space frame grid in a regular pattern. The overall system will allow light penetration into the build interior as well as vision out from the building interior. Select areas will allow unobstructed views from the building interior to Spirit Plaza and Campus Martius. In addition, the exterior wall system is being designed to allow for curtain wall maintenance and cleaning between the glass and screen. The wall system will be highlighted with dimmable exterior lighting for provide a soft elegant building evening experience.

The adjacent Guardian Building and 511 Woodward building will maintain the gated alley for service use. No other update is planned for this area except fresh paint on the 511 Woodward Building concrete block wall.

511 Woodward is planning to provide an exciting active site plaza where the interior of the building can flow out onto the slightly elevated plaza area around the building. Moreover, allowing the public space to flow into the activated tenant areas on the first floor of the building. 2 large NANA walls are proposed to provide 16' – 18' clear opening on the Woodward Ave 1st floor façade. The updated plaza area around the building will receive paving tiles, seating walls, accent lighting, new planter with trees and planting at the sidewalk edge retaining walls. Entry to this space and the main building entrance will be accessible and clearly delineated. The exterior screen wall will not project below the 2nd floor level and its bottom cord will project up at the building entry. By treating the façade in this fashion, the pedestrian experience on

approach to the building will be enhanced by the updated glass facade and landscaped plaza area. The continuation of the Spirit Plaza experience and termination of the Q line make 511 Woodward an identifiable destination and meeting point in Detroit.

Our proposed renovation scope of work plan will include:

- Removal of the existing curtain wall and replacing with a new curtain wall system with Low E butt glass. 70 LVL
- Addition of a 1'-6" deep screen wall over most of the building facade.
- Building out 4 white box tenant spaces.
- Utilizing the existing HVAC roof top system for the building.
- Maintain the existing screen walls at roof.
- Addition of stair to cover floors 1 and 2 for the east end of the building.
- Existing cooling tower on roof to remain for the Guardian building.
- Development of the exterior plaza to lower the finish floor elevation to match the west end of the building along Congress. Plaza floor level and 1st floor of the building will match. Outdoor patio space to be activated from the tenant areas on the 1st floor.
- Provide 2 NANA walls at 1st floor plaza levels.
- Historical marker to remain on site and will be develop as an integral part of the site plan.
- Central lobby areas to be developed with Class A finishes.
- New fire suppression system to be added to the building.
- Exterior controllable building lighting to be provided that will accent the building and accentuate the dramatic building wall screen.
- New building tenant signs will be designed in accordance with city code. Exact sign location will be developed with tenants. General sign location and size indicated on current building plans.
- Update building to meet current renovation building codes.
- Renovate back side of the building along the alleyway with paint. Existing gates to remain.
- Provide new building roof.
- Maintain existing MEP service and provide connection point for tenant services.
- Maintain existing elevator car and provide updated car finish.

511 Woodward Avenue Detroit MI



Guardian Building 1958 (courtesy HistoricDetroit.com)

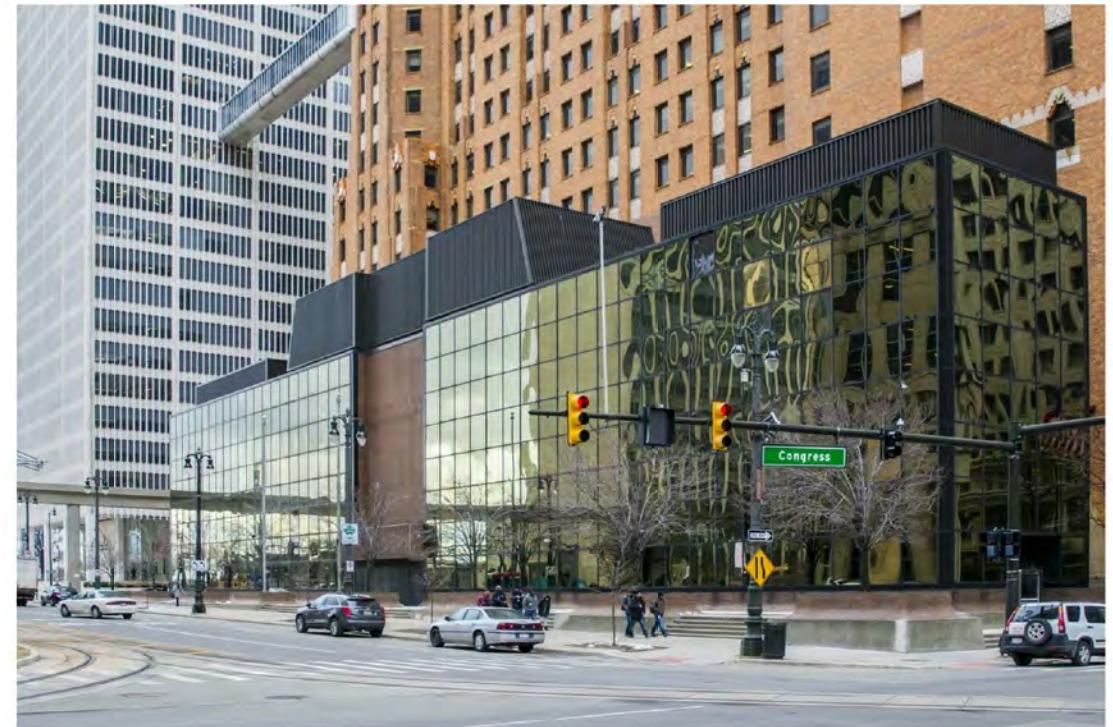
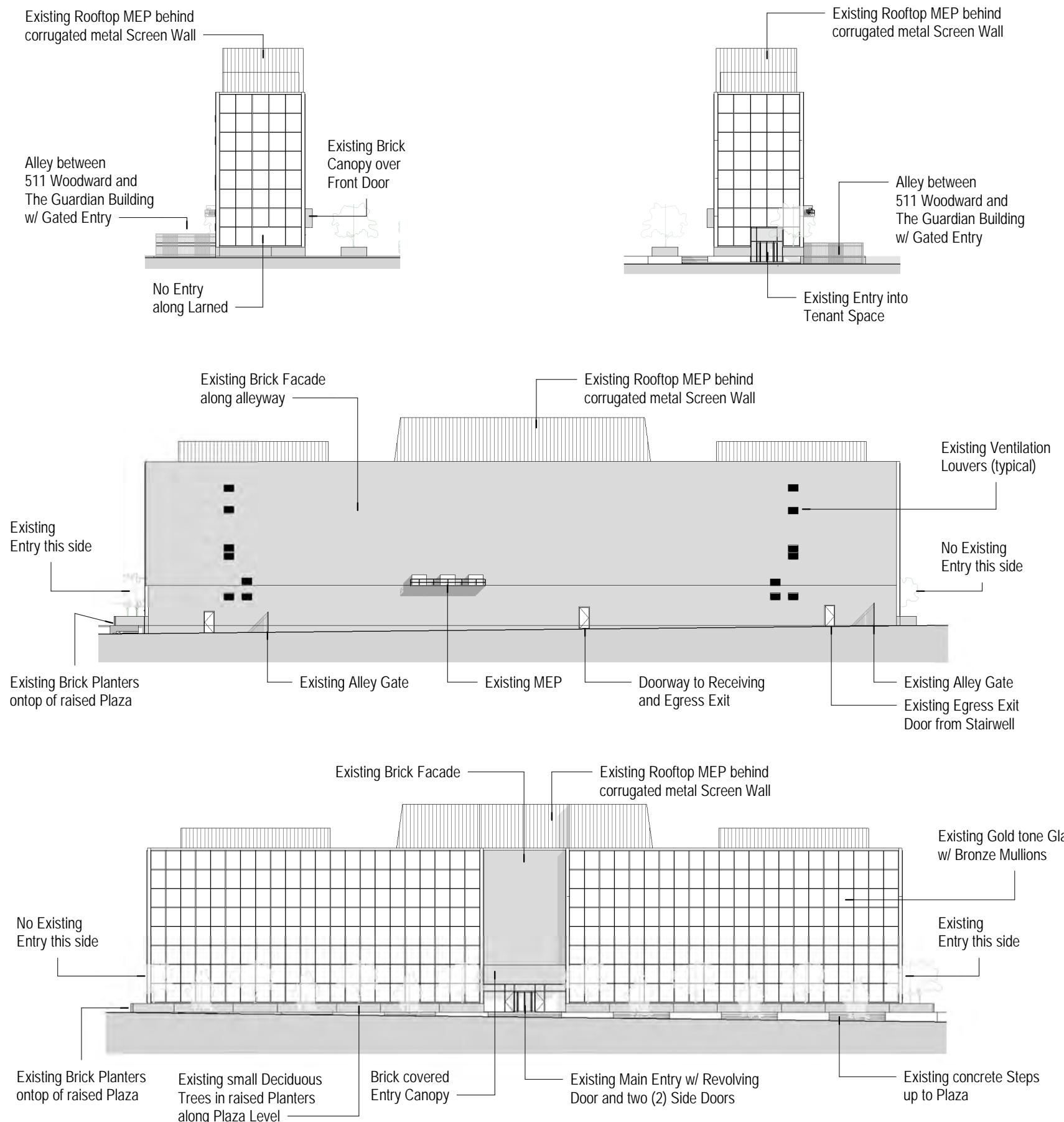
Contents

- Site Survey & Context
- Site Location & Adjacencies
- Renderings
- Floor Plans
- Elevations
- Precedent Imagery
- Material Precedents



1958 photograph of The Guardian Building and adjacent low rise walk-ups on the 511 Woodward Avenue building site.
(site demarcated with blue circle)

Existing Conditions

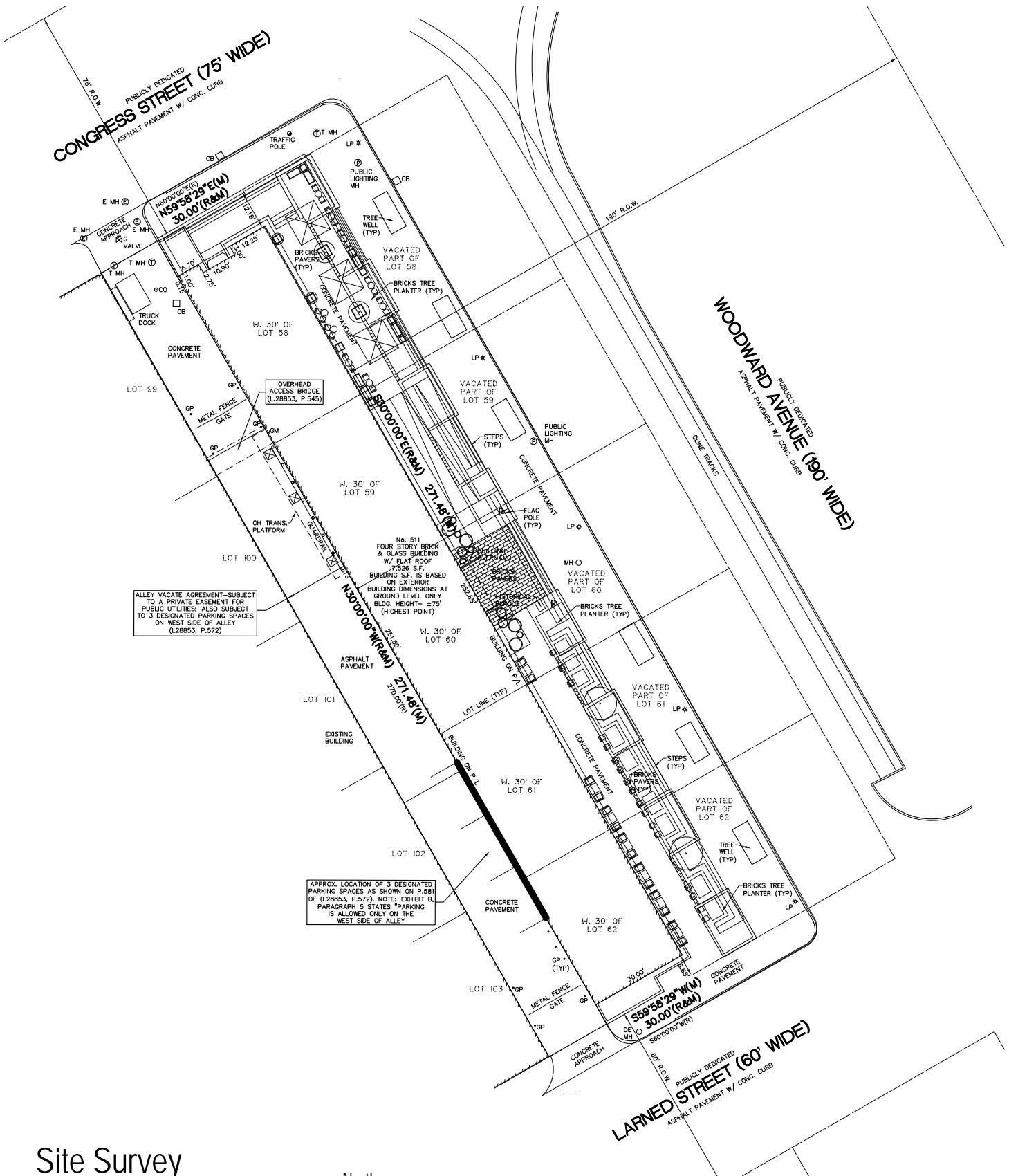


Existing conditions of building include gold tone glazing with bronze tone mullions separating panes. Main entry into building includes one (1) revolving door and two (2) swing doors. Middle portion of facade is brick with brick canopy over main entry. Screen walls on roof are corrugated metal painted dark bronze.



Situated along Woodward Avenue, the existing building sits at the "foot" of The Guardian Building. Long vacant, the empty building leaves a gap in Woodward's transformation and Detroit's expanding downtown lifestyle.

Site Location & Survey



Site Survey

Scale: 1" = 40' - 0"



124 S Old Woodward Ave Suite A Birmingham MI 48009

511 Woodward Ave Detroit MI



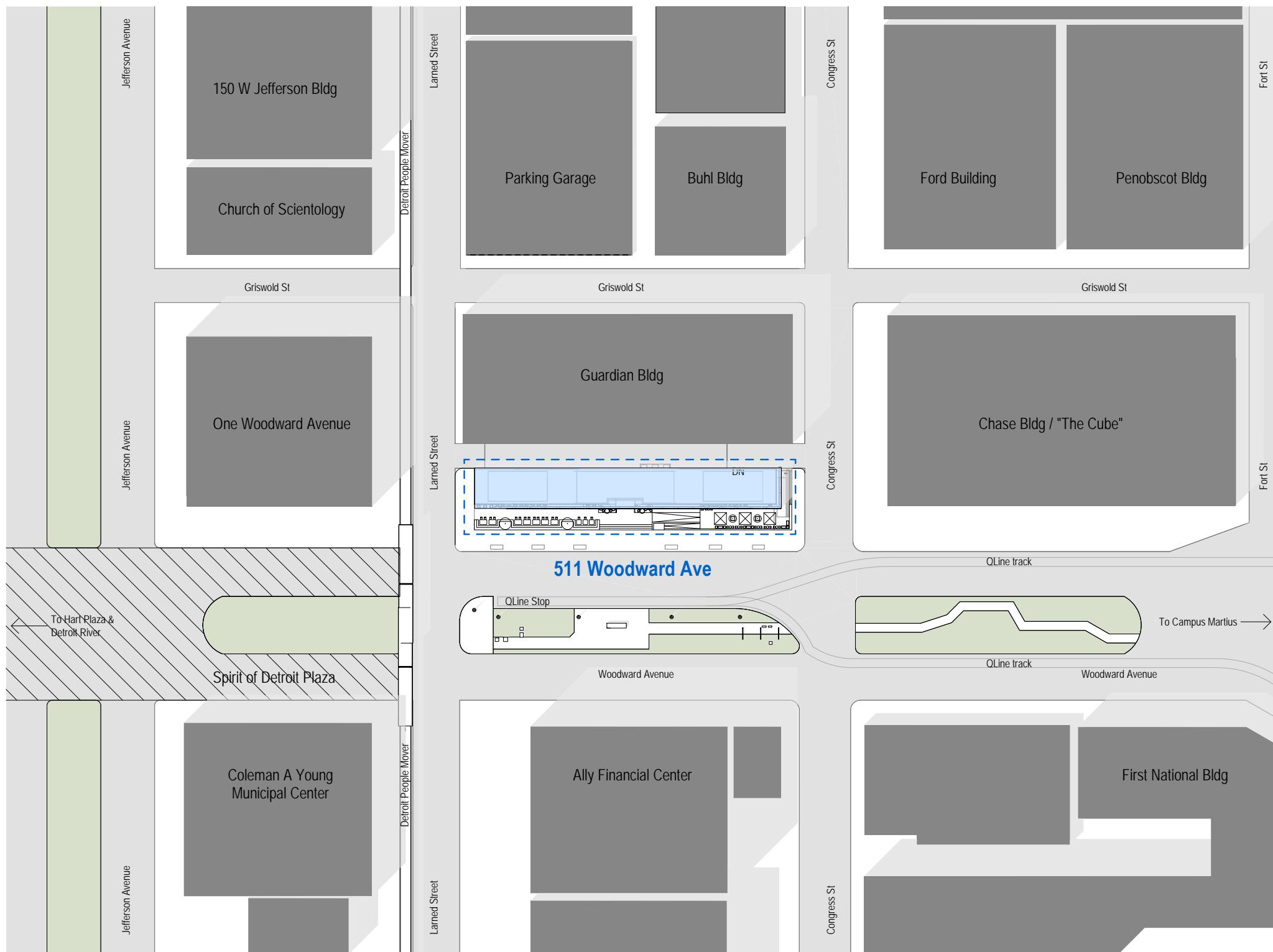
Shymanski & Associates LLC



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YAMASAKI®

Site Adjacencies



Site Plan & Adjacencies

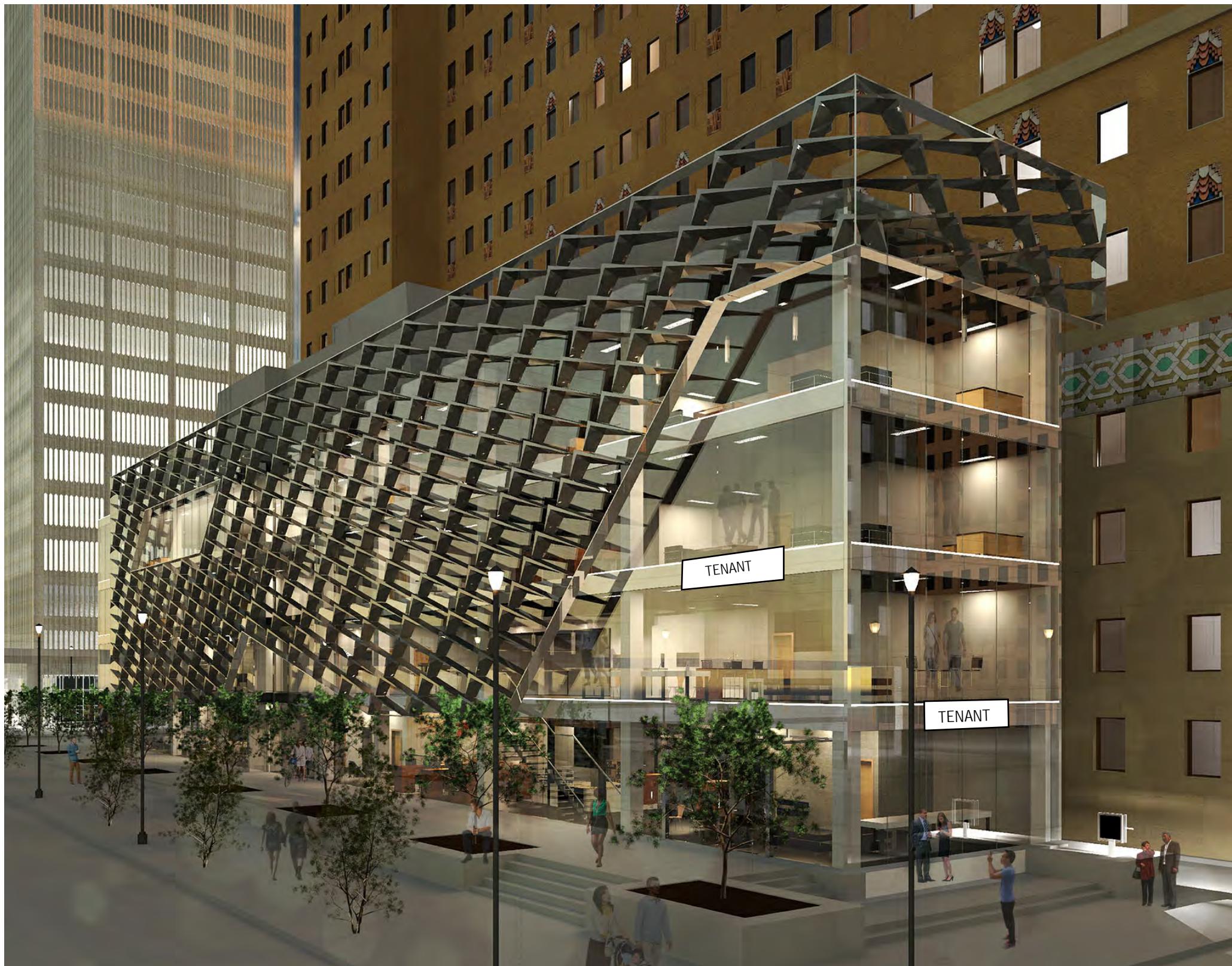
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Rendering



Rendering



THE
ELIA
GROUP

124 S Old Woodward Ave Suite A Birmingham MI 48009

511 Woodward Ave Detroit MI



Shymanski &
Associates LLC

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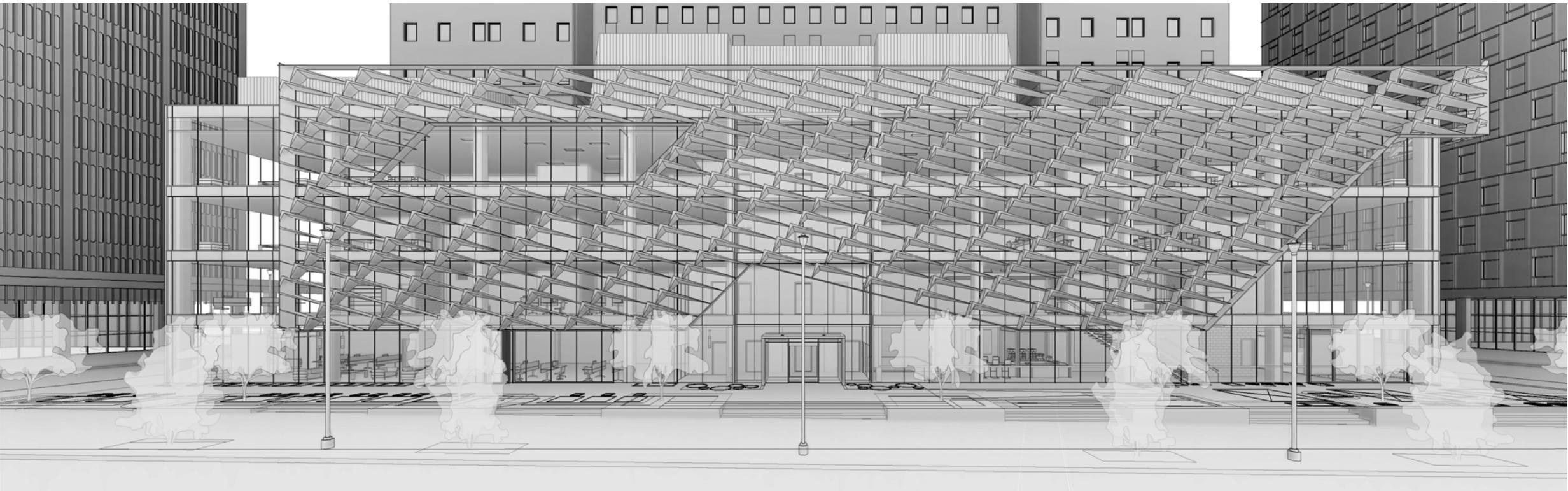
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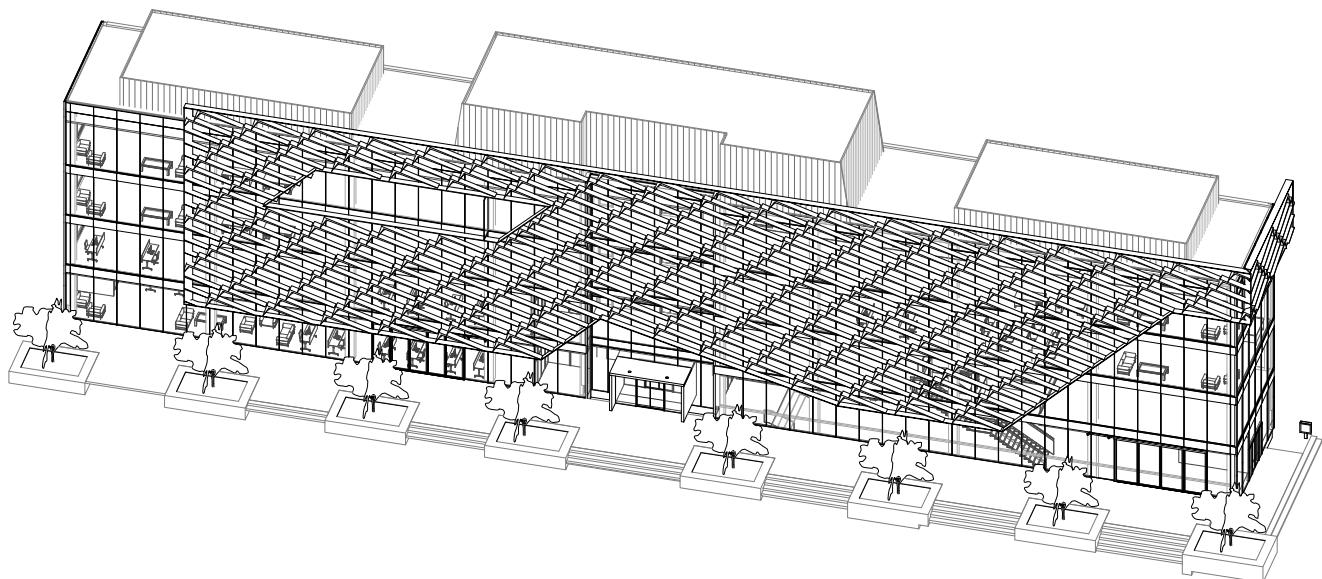
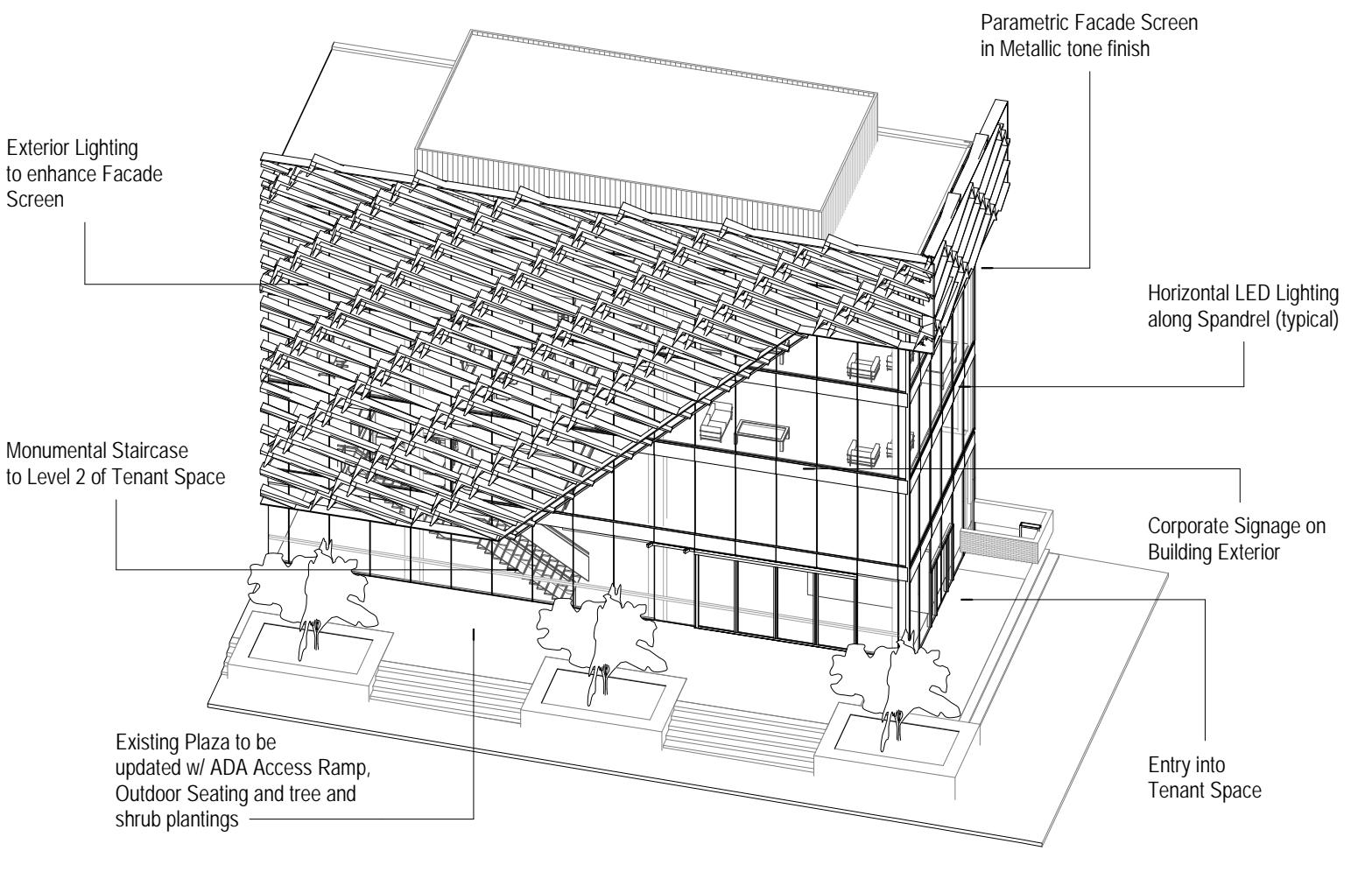
Rendering



Rendering & Line Drawing



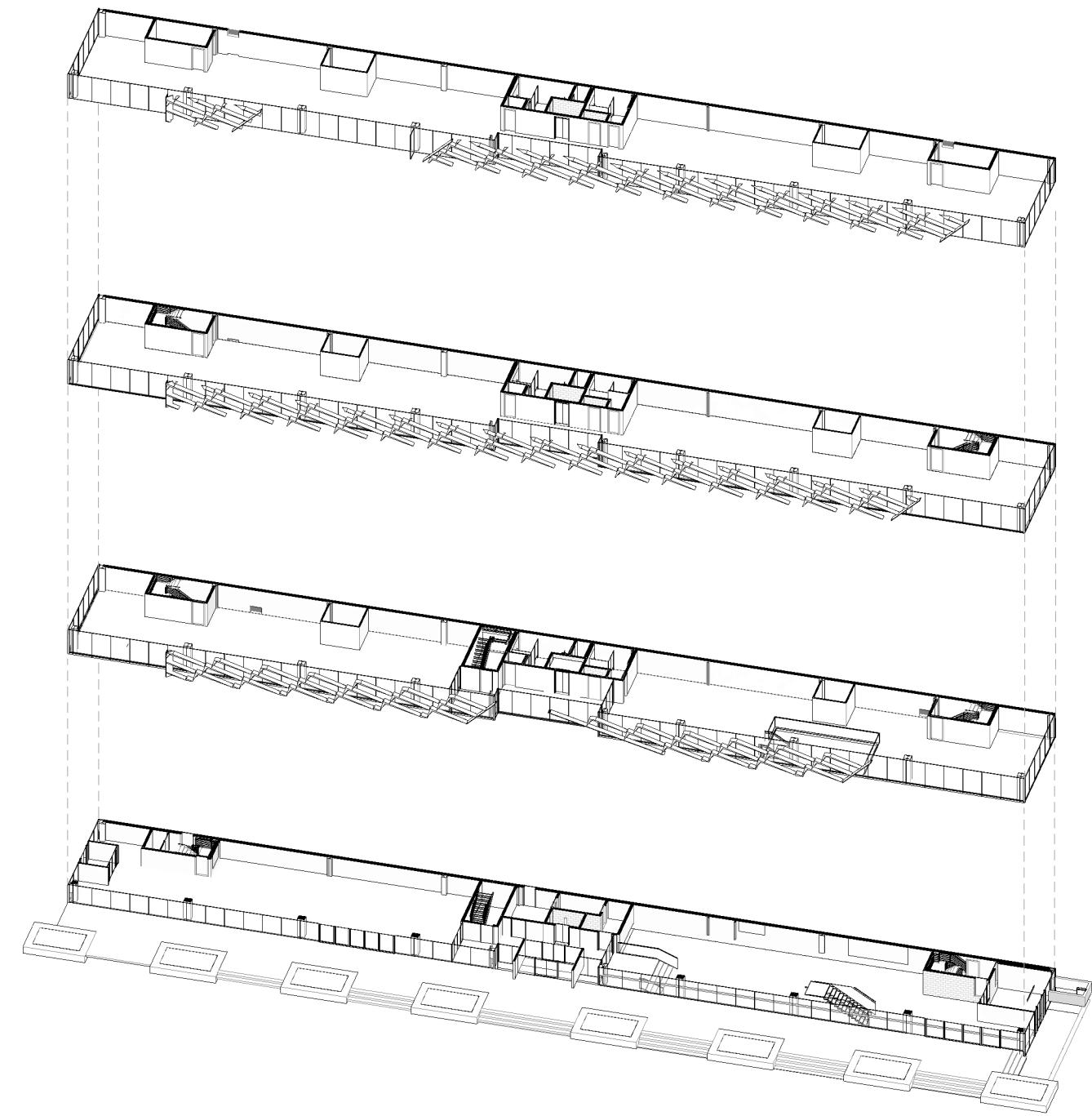
Axonometrics



Axonometric

Scale: 1" = 20' - 0"

North



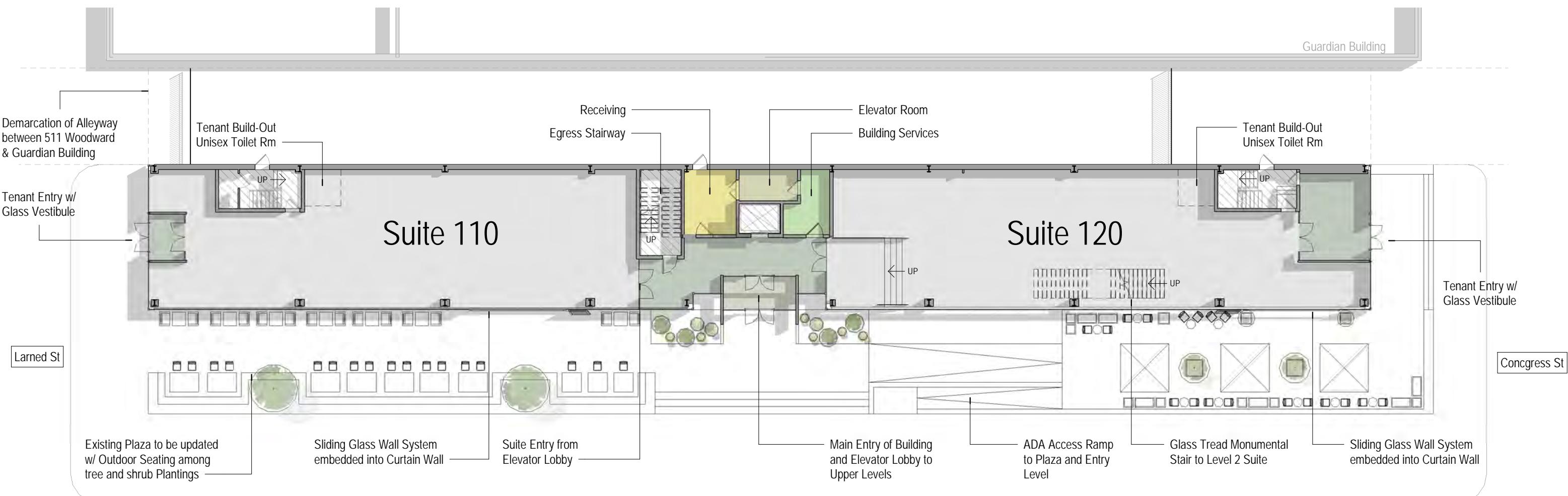
Exploded Axonometric

Scale: 1" = 20' - 0"

North



Plan



511 Woodward Ave Detroit MI

THE
ELIA
GROUP

124 S Old Woodward Ave Suite A Birmingham MI 48009



Shymanski &
Associates LLC

ILLUMINART®
A Division of Peter Basso Associates, Inc.

smm

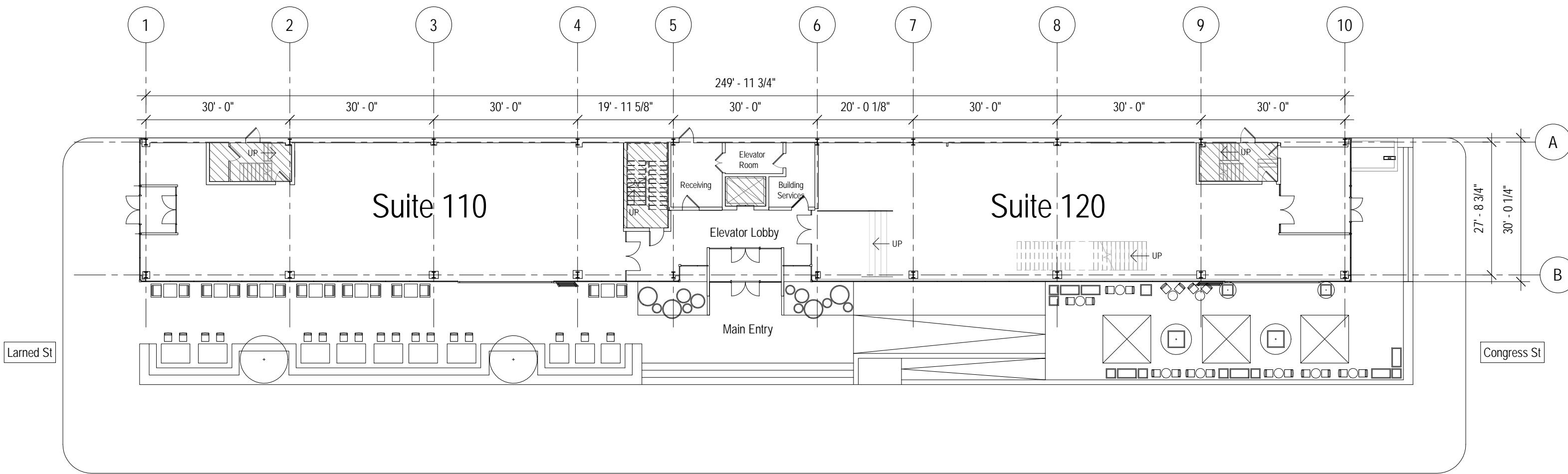
YAMASAKI®

North

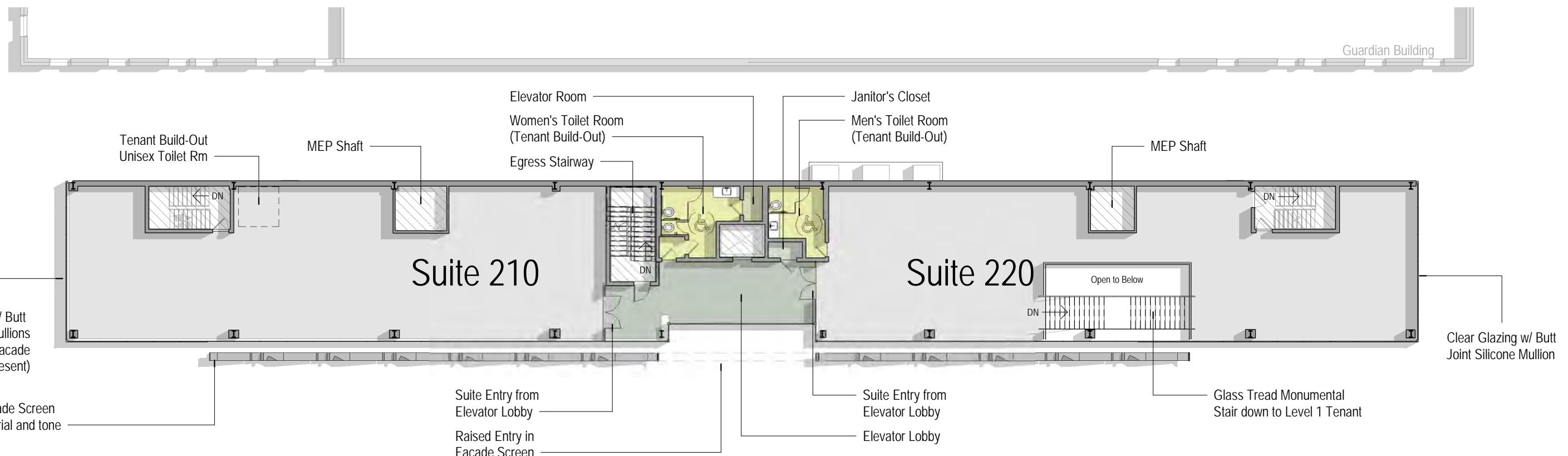
Scale: 1" = 20' - 0"



Plan



Plan



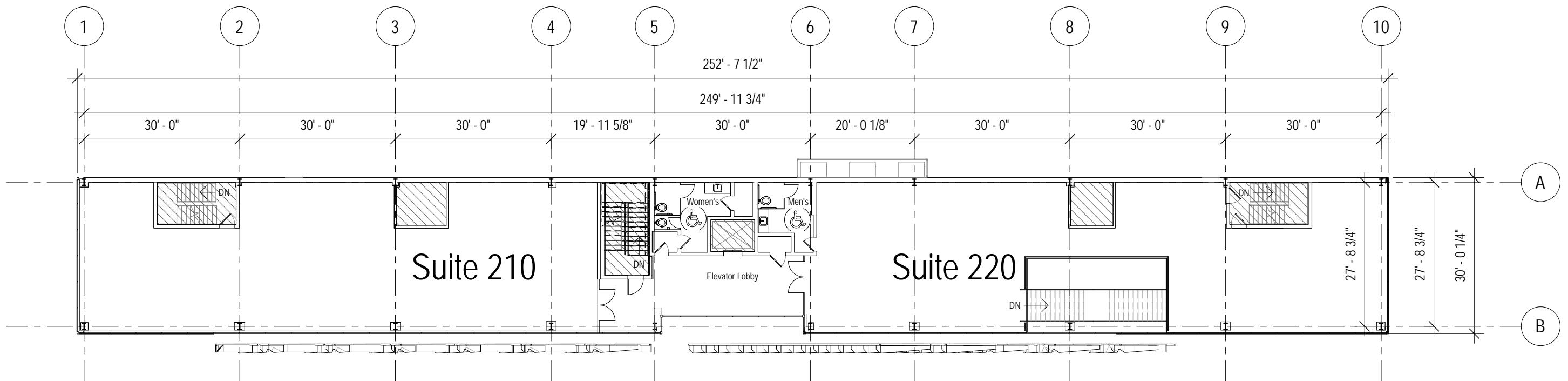
Level 2 Area Plan

North

Scale: 1" = 20' - 0"



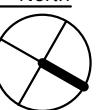
Plan



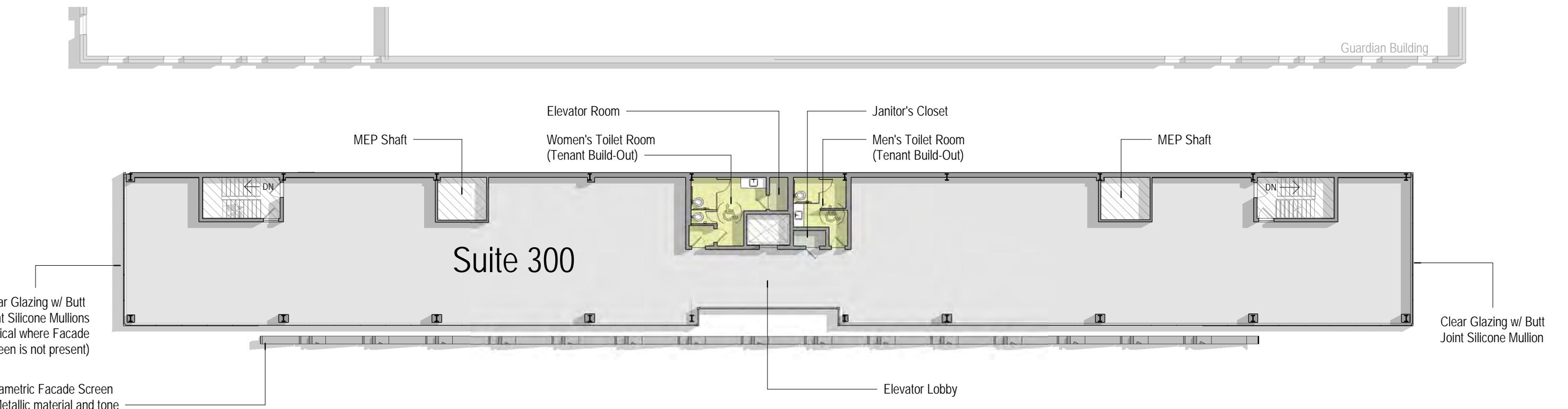
Level 2 Floor Plan

North

Scale: 1" = 20' - 0"



Plan



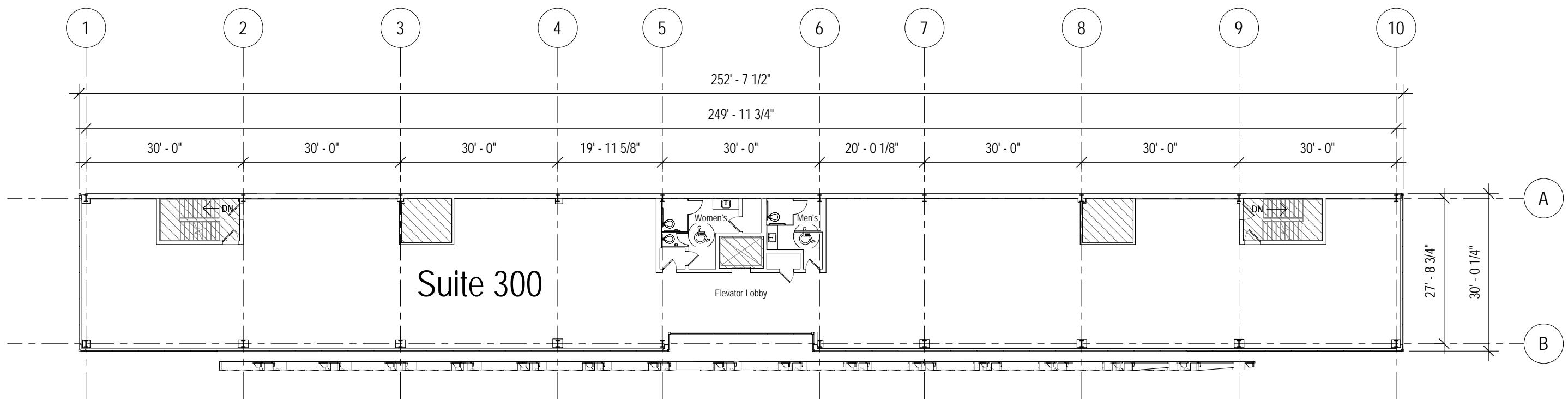
Level 3 Area Plan

North

Scale: 1" = 20' - 0"



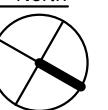
Plan



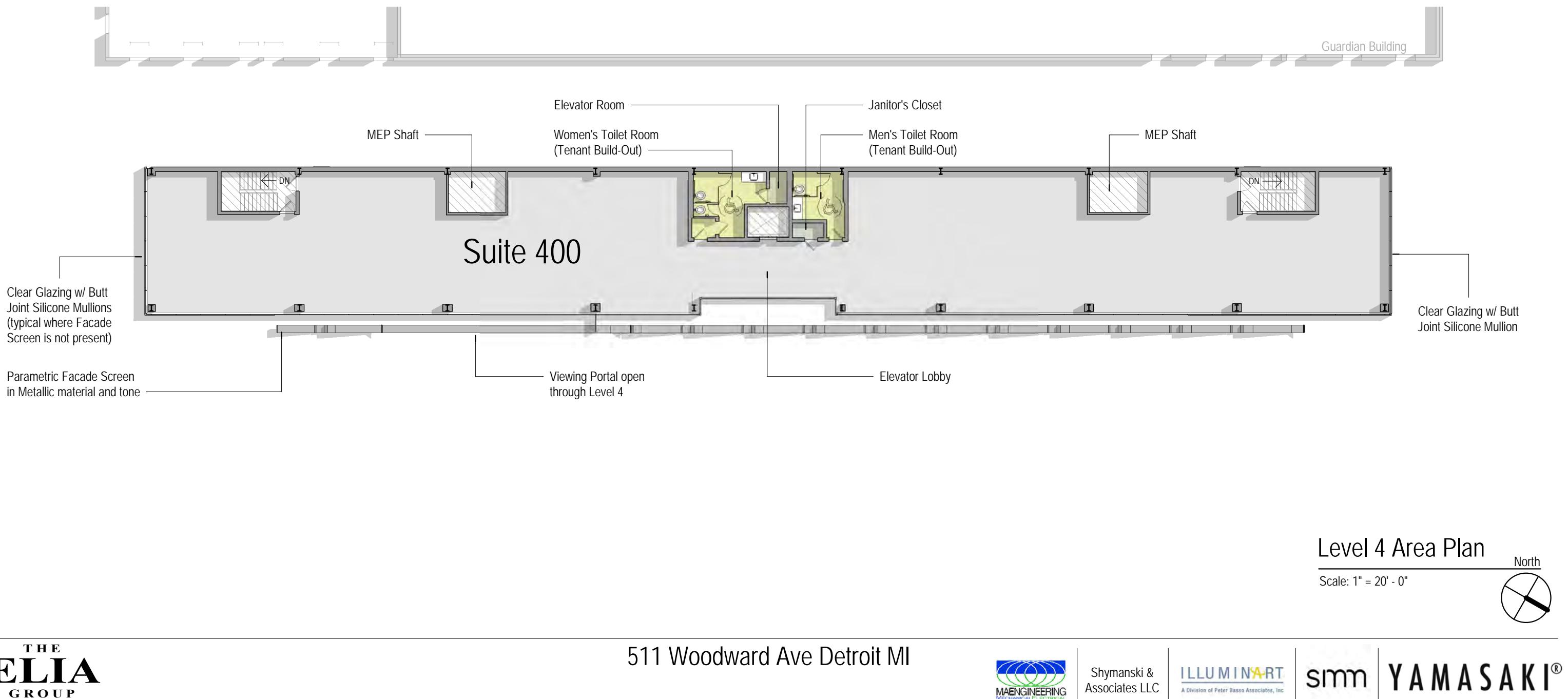
Level 3 Floor Plan

North

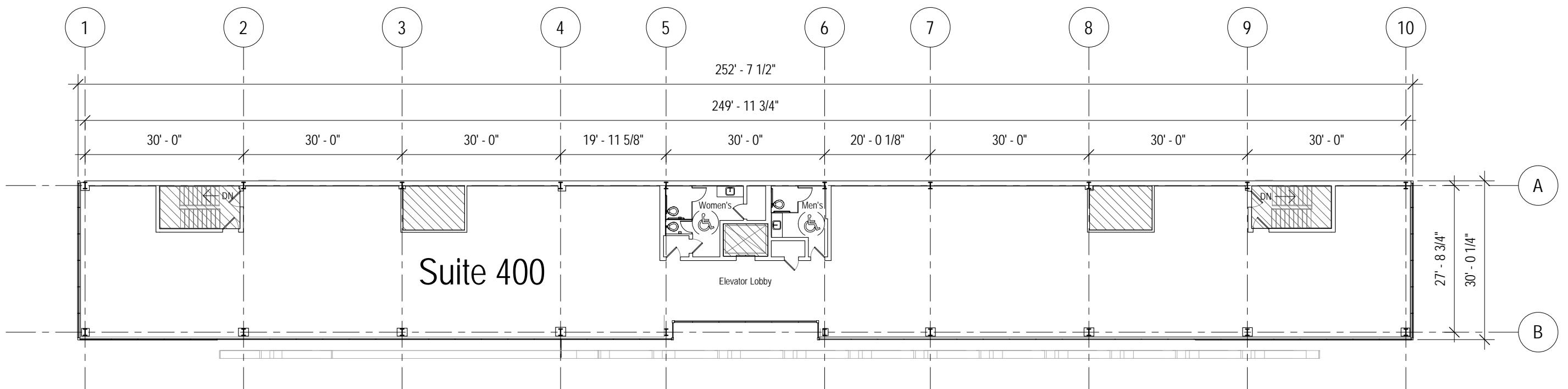
Scale: 1" = 20' - 0"



Plan



Plan



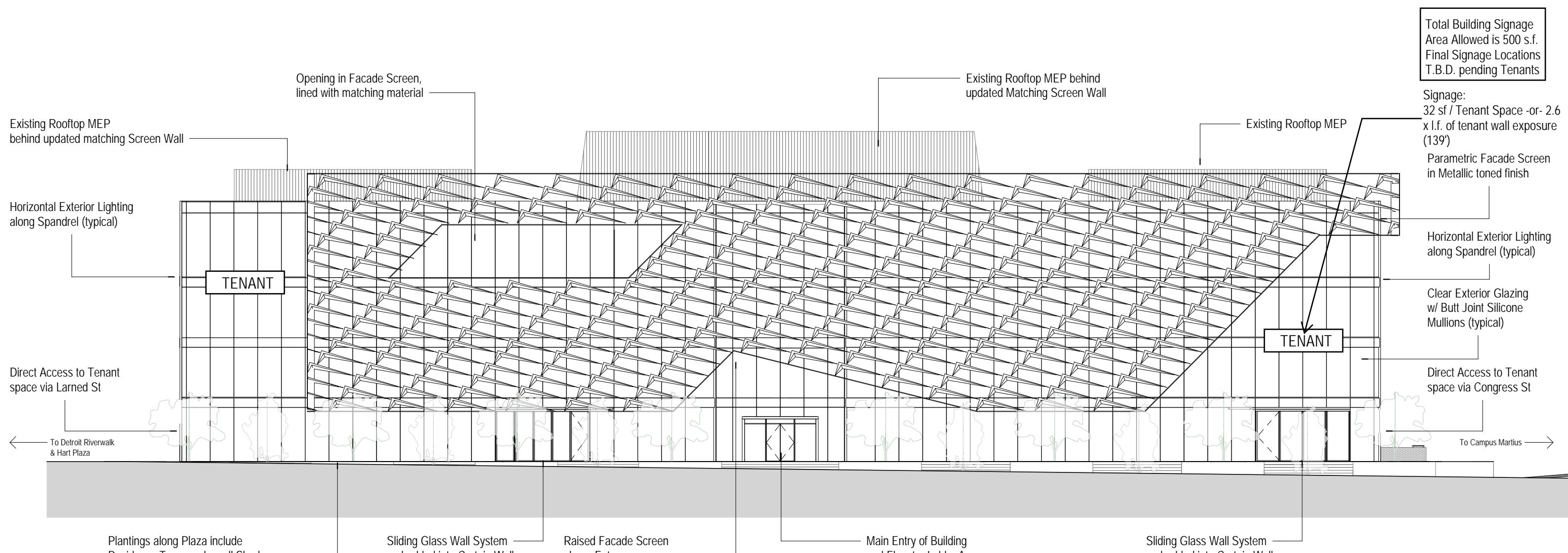
Level 4 Floor Plan

North

Scale: 1" = 20' - 0"



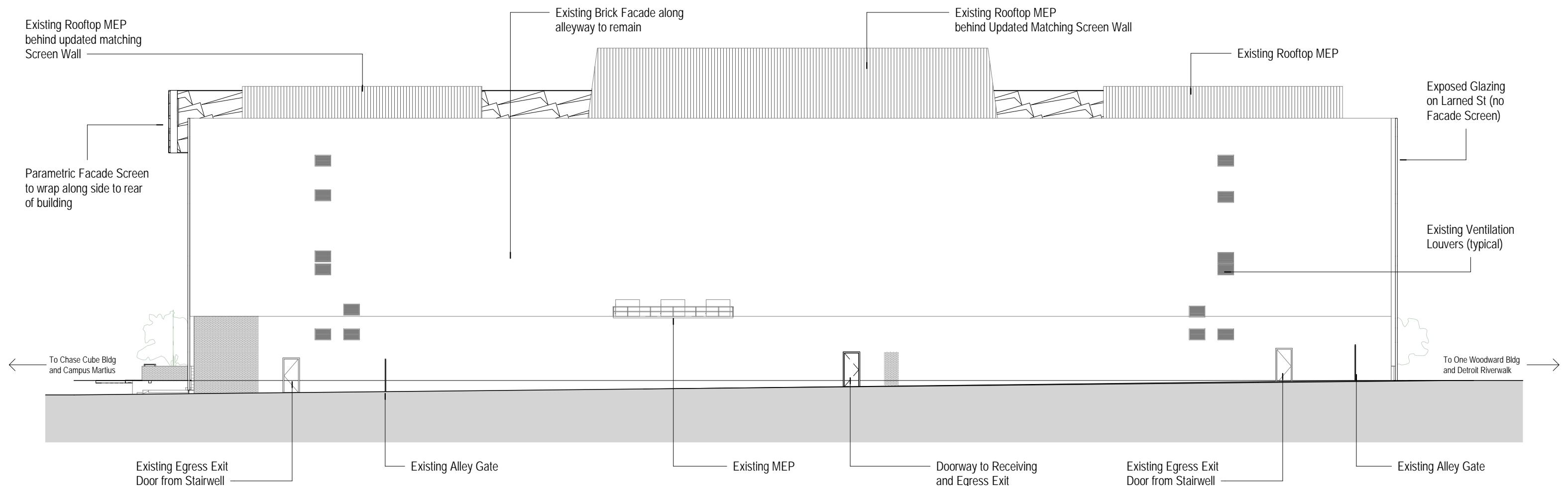
Elevation



Exterior Elevation

Scale: 1" = 20' - 0"

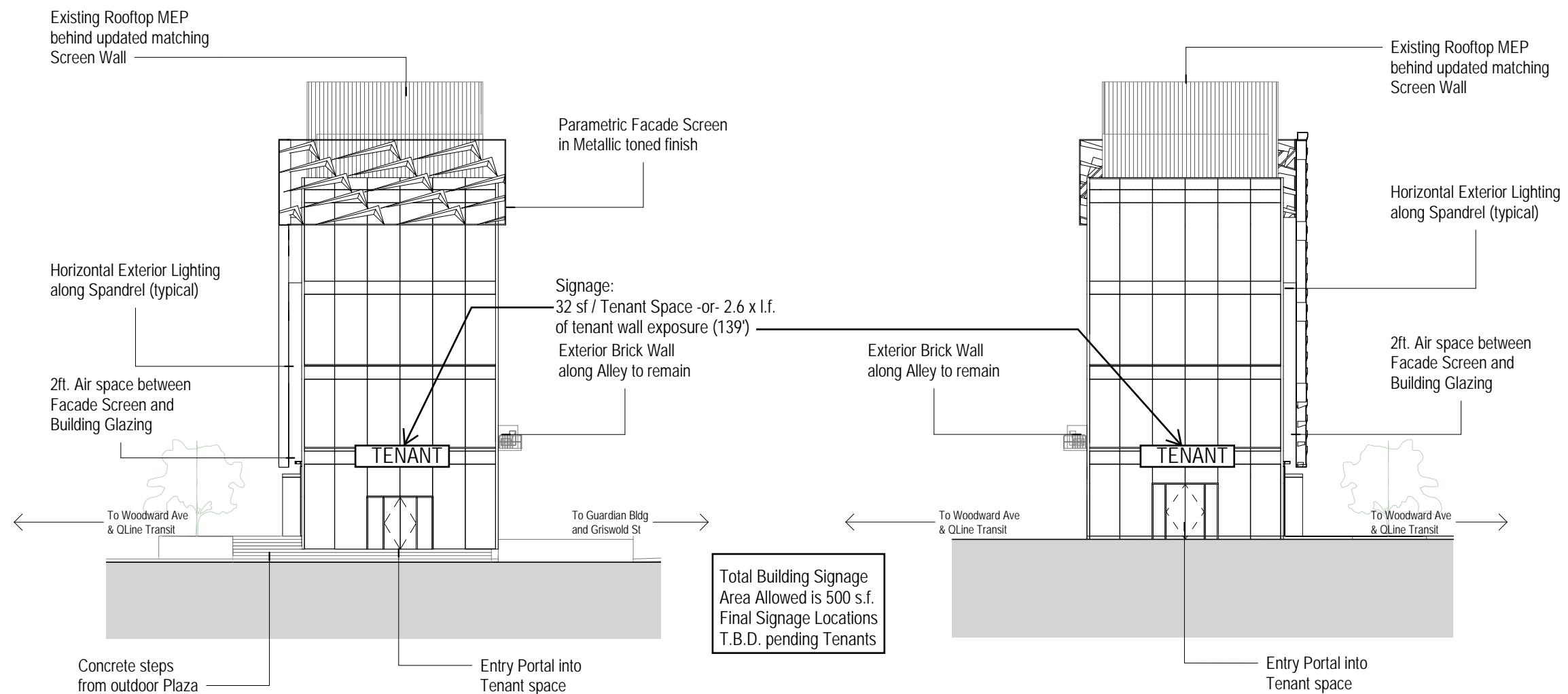
Elevation



Exterior Elevation

Scale: 1" = 20' - 0"

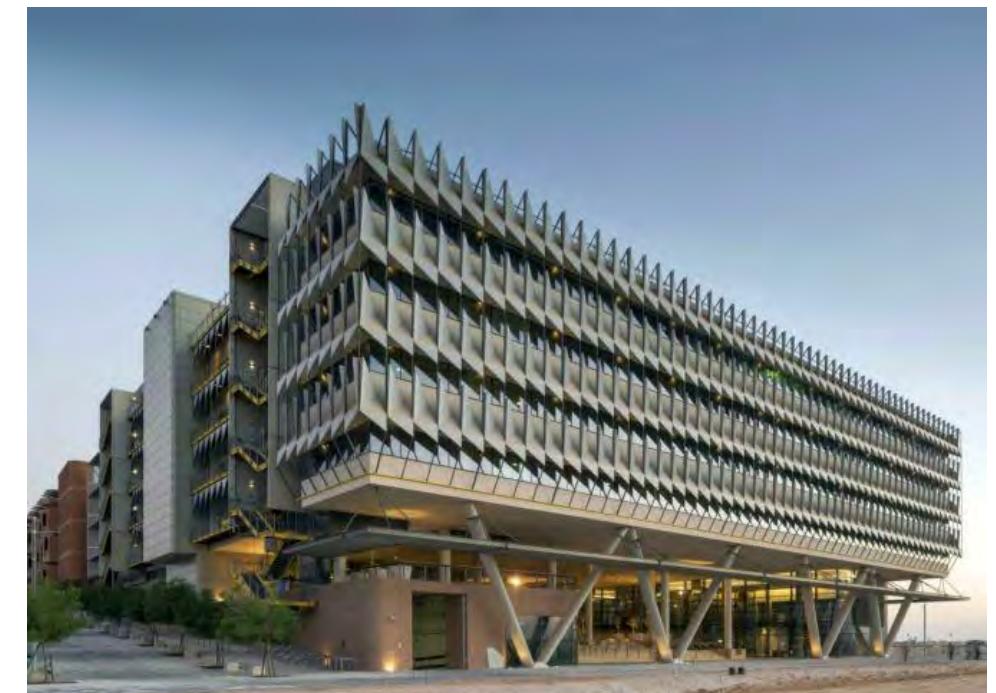
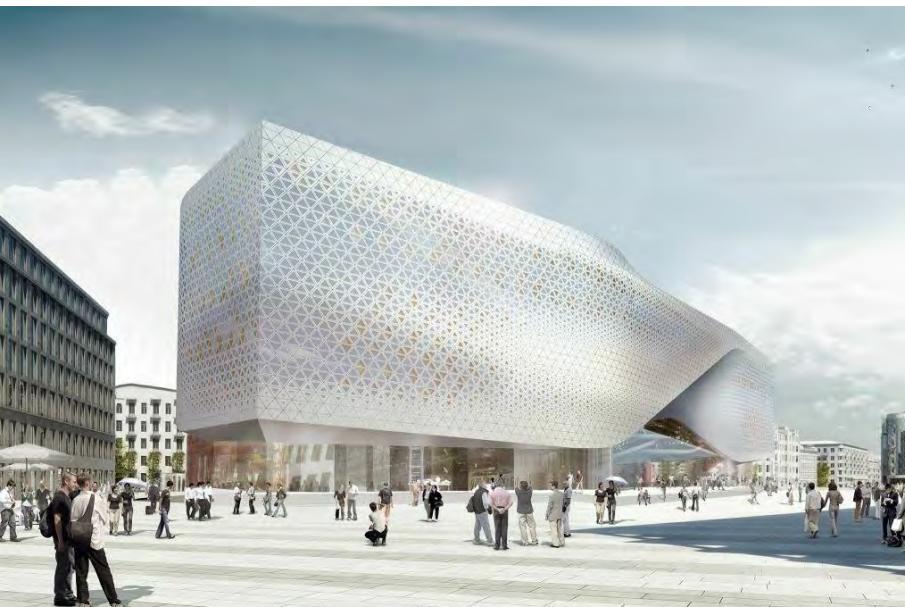
Elevation



Exterior Elevation

Scale: 1" = 20' - 0"

Precedent Imagery



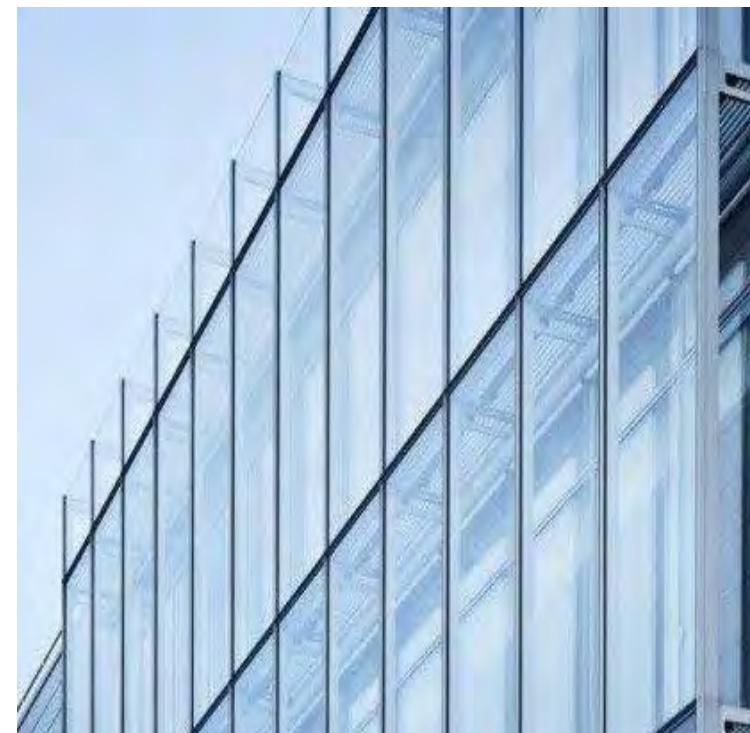
Material Precedents



Clear Glazing w/ Glass Revolving Door



Clear glazing for maximum in / out viewing



Clear, large panel vertical glazing

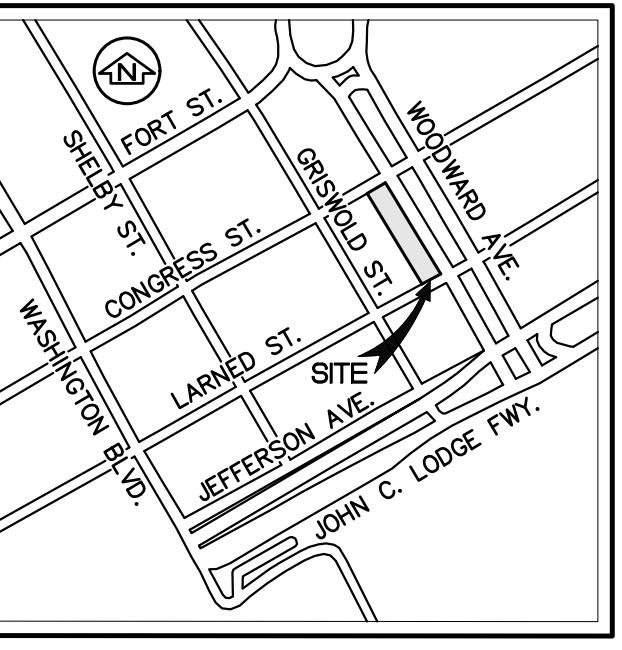


Clear, butt joined glazing

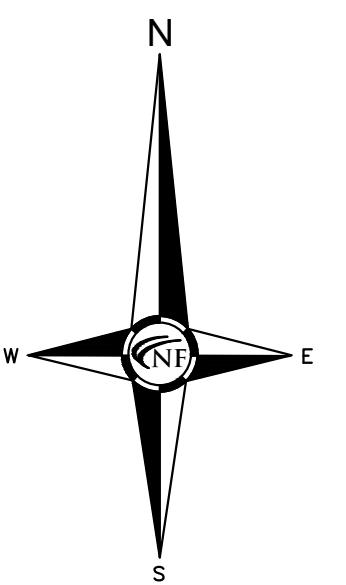


NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257



LOCATION MAP



SEAL



PROJECT

Commercial Building

CLIENT

The Elia Group
124 S. Old Woodward Ave.
Suite A
Birmingham, MI 48006
Contact: Brad Egan
Ph: 248-645-7777

PROJECT LOCATION

No. 511
Woodward Avenue
W. 30' of Lot 58 thru 62,
part of Section No. 2,
Governor & Judges Plan
City of Detroit,
Wayne County, MI

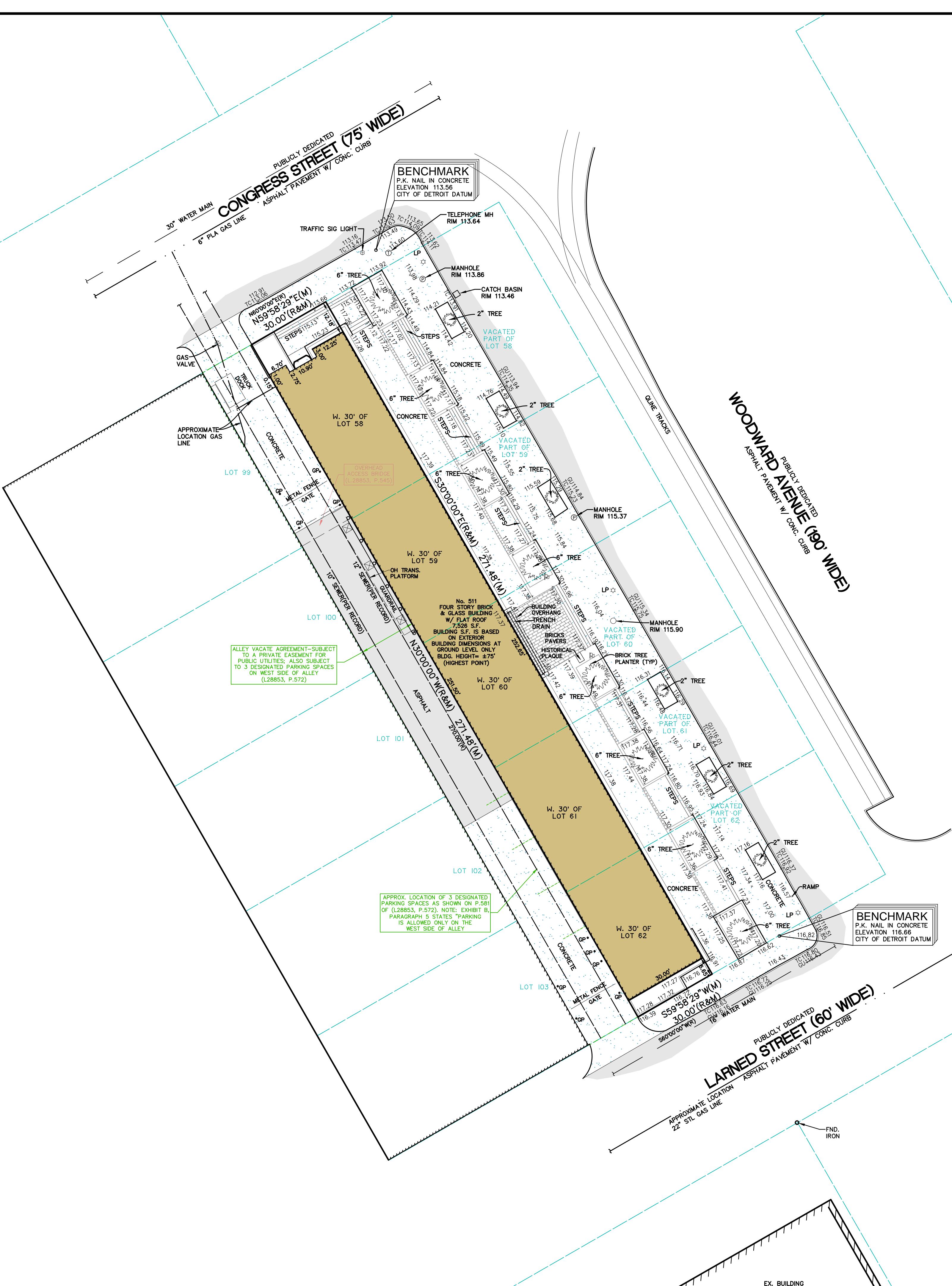
SHEET

Topographic Survey



Know what's below
Call before you dig.

DATE ISSUED/REVISED



LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

THE WEST 30 FEET OF LOTS 58 THROUGH 62, BOTH INCLUSIVE, OF GOVERNOR AND JUDGES PLAN OF SECTION 2, ACCORDING TO THE RECORDS OF THE RECORDS RECORDED IN LIBER 34 OF DEEDS, PAGE 549, WAYNE COUNTY RECORDS.

511 WOODWARD AVE
TAX ID: 02/00100-9

SITE DATA

GROSS LAND AREA: 8,144 SQUARE FEET OR 0.187 ACRES.
ZONED: PCA (PUBLIC CENTER ADJACENT DISTRICT) - LOCAL HISTORY ZONE
BUILDING SETBACKS (BASED ON "ALL OTHER USES"):
FRONT= NONE SPECIFIED
SIDES= NONE SPECIFIED
REAR= NONE SPECIFIED

MAX. BUILDING HEIGHT PERMITTED: 35'

THERE EXIST NO PARKING SPACES ON SUBJECT PROPERTY.
THE ABOVE SETBACK & HEIGHT REQUIREMENTS WERE OBTAINED FROM THE CITY OF DETROIT ZONING ORDINANCE. A SURVEYOR CANNOT MAKE A CERTIFICATION ON THE BASIS OF AN INTERPRETATION OR OPINION OF ANOTHER PARTY. A ZONING ENFORCEMENT ACTION SHOULD BE MADE BY THE CITY OF DETROIT TO INSURE CONFORMITY AS WELL AS MAKE A FINAL DETERMINATION OF THE REQUIRED BUILDING SETBACK REQUIREMENTS.

FLOOD HAZARD NOTE
THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X, WHICH HAS A FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26163C02826 BEARING AN EFFECTIVE DATE OF 02-02-2012.

UTILITY NOTE

ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.
THE UTILITIES SHOWN ON THIS SURVEY WERE DETERMINED BY FIELD OBSERVATION. ALL LOCATIONS ARE APPROXIMATE. THE LOCATION OF ANY UNDERGROUND UTILITIES WHICH MAY EXIST CAN ONLY BE DEPICTED IF A UTILITY PLAN IS FURNISHED TO THE SURVEYOR.

NOTE: DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURE" EASEMENT REQUIREMENTS WHICH MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER B090170254, PURSUANT TO MICHIGAN PUBLIC ACT 174, WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE LIMITED INFORMATION PROVIDED, IT IS THE SURVEYOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF THE UTILITY OWNERS TO PROVIDE THEIR RECORDS. THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 02-05-2019. THE SURVEYOR IS NOT RESPONSIBLE FOR UTILITIES WHICH COULD BE DEPICTED BY THE SURVEYOR IN THE FIELD, OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISHED PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENTS, THE SURVEYOR, THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

DRAWN BY: D. McConkey

DESIGNED BY:

APPROVED BY: K. Navaroli

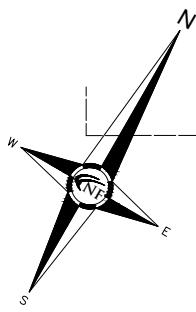
DATE: 02-05-2019

SCALE: 1" = 20'

20 10 0 10 20 30

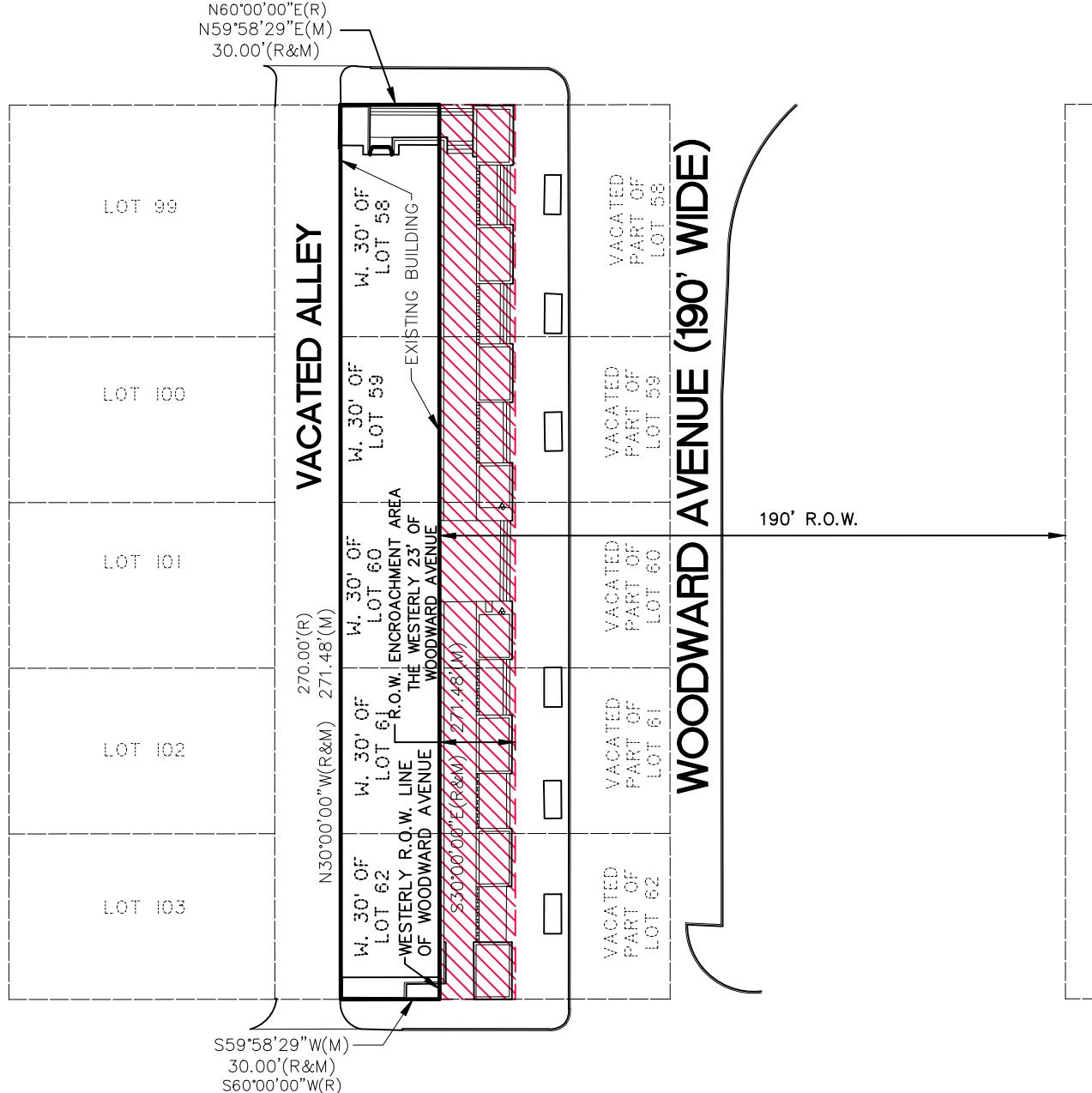
NFE JOB NO. K459 SHEET NO. 1 of 1

Encroachment Area



CONGRESS STREET (75' WIDE)

GRISWOLD AVENUE



LARNED STREET (60' WIDE)

R.O.W. ENCROACHMENT AREA:

Land situated in the County of Wayne, City of Detroit, State of Michigan, is described as follows:

THE WESTERLY 23 FEET OF WOODWARD AVENUE (190 FEET WIDE) RIGHT OF WAY LYING BETWEEN LARNED STREET (60 FEET WIDE) AND CONGRESS STREET (75 FEET WIDE) BEING PART OF LOTS 58 THROUGH 62, ALL INCLUSIVE, OF GOVERNOR AND JUDGES PLAN OF SECTION 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 34 OF DEEDS, PAGE 549, WAYNE COUNTY RECORDS.

NF
ENGINEERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
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TEL. (248) 332-7931
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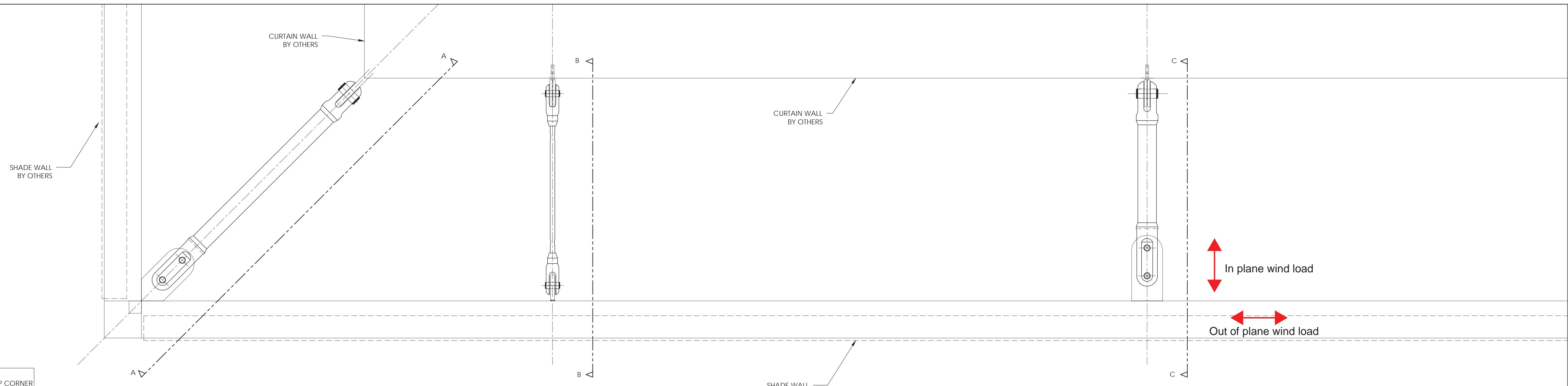
PREPARED FOR:
THE ELIA GROUP

SCALE
1" = 50'

DATE
01/21/2019

DRAWN
K.N.

JOB NO. K459-01
SHEET 1 of 1



DETAIL 1
NOVARTIS MOCKUP CORNER
PLAN VIEW

Moment struts take both perpendicular to wall wind load and in plane wind load.

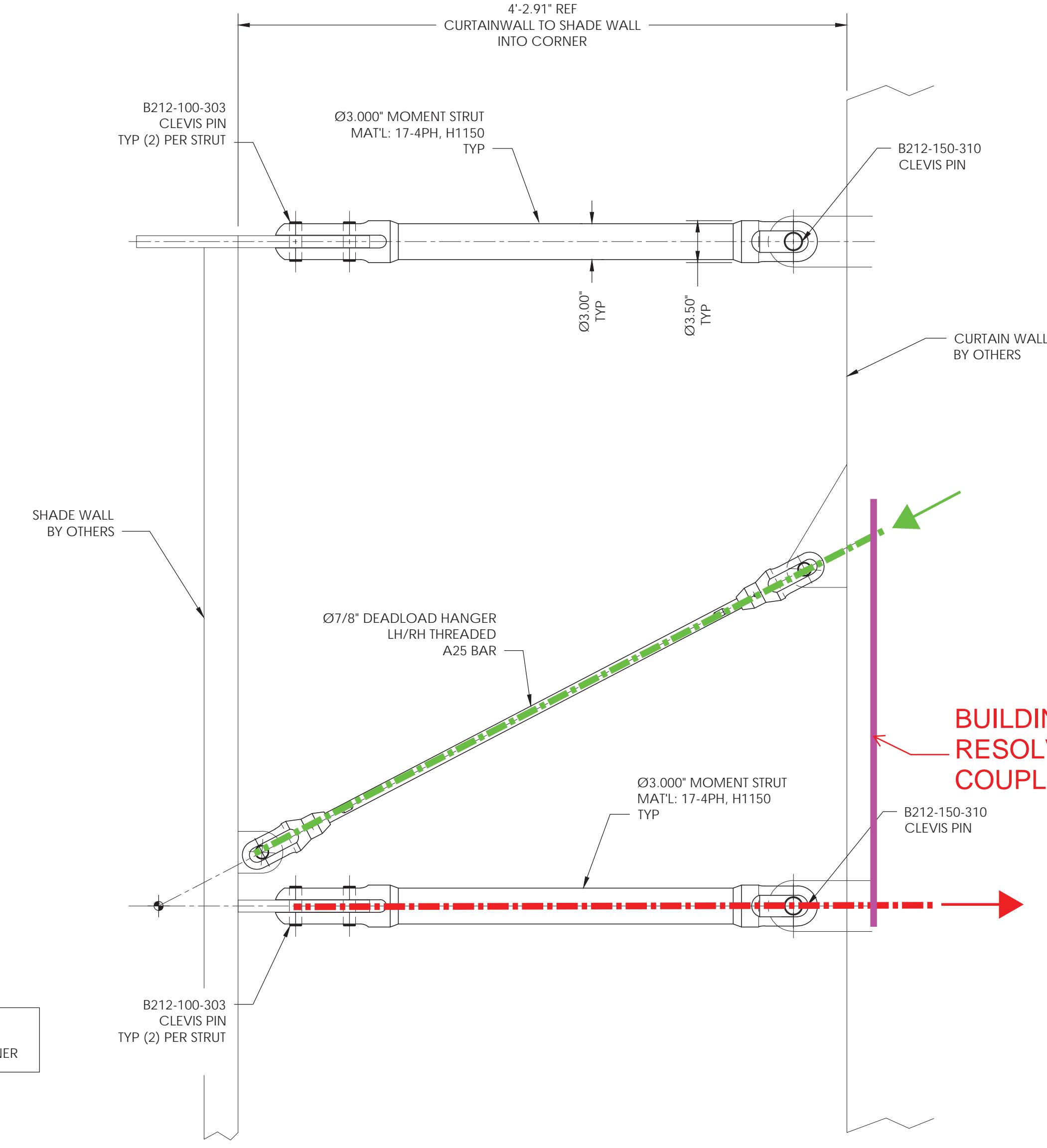
The Dead Load hanger works in conjunction with the moment struts to hang the wall weight. The triangulation is resolved behind cladding system at building structure.

Upper strut takes perpendicular to wall windload

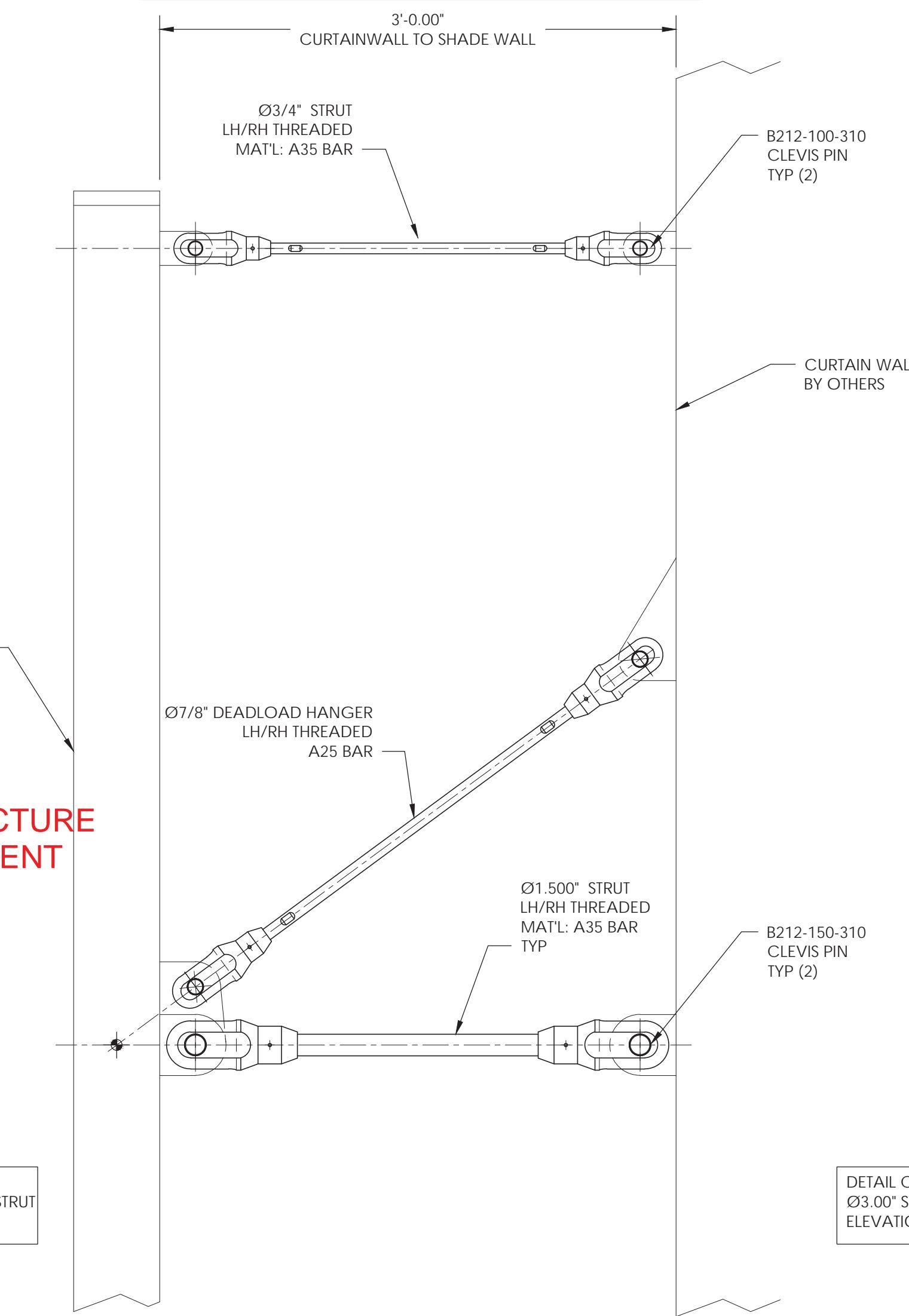
The Dead Load hanger works in conjunction with the 1.5" strut to hang the wall weight. The triangulation is resolved behind cladding system at building structure.

Moment struts take both perpendicular to wall wind load and in plane wind load.

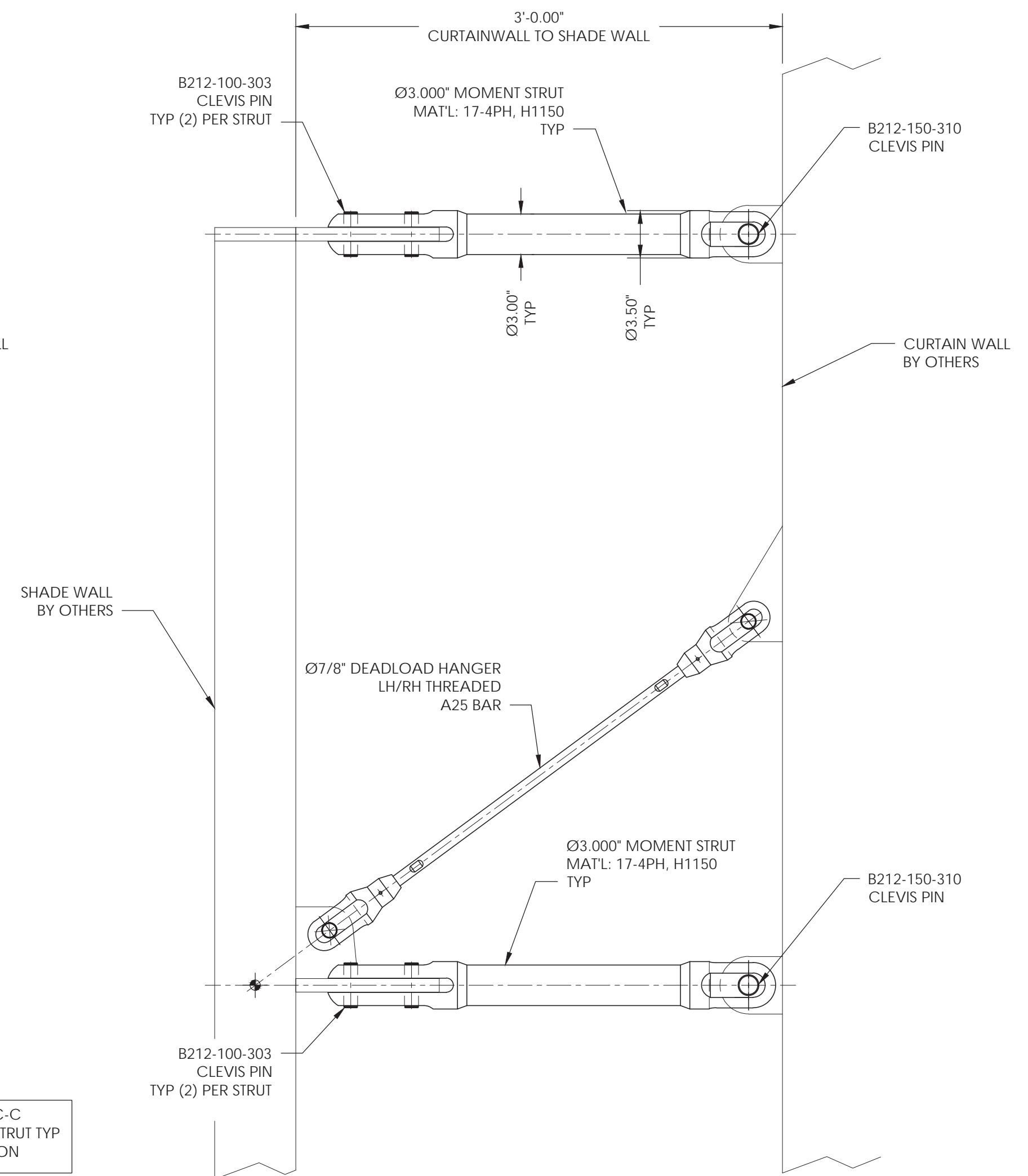
The Dead Load hanger works in conjunction with the moment struts to hang the wall weight. The triangulation is resolved behind cladding system at building structure.



DETAIL A-A
Ø3.00" CORNER STRUT
ELEVATION INTO CORNER



DETAIL B-B
Ø1.50" / Ø0.75" STRUT
ELEVATION



DETAIL C-C
Ø3.00" STRUT TYP
ELEVATION



Full Stack of Struts and Hangers
(4) DL Connections per Stack



Detail of Strut to Building



Framing being installed after
building fully glazed

S22240-FITTING DIALOG
CURTIS GLASS / YAMASAKI
511 WOODWARD AVE
NOVARTIS FITTING PHOTOS

TriPyramid Structures, Inc.

